COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

DATE: June 13, 2008

TO: Planning Commission

SUBJECT: COTTONWOOD WIRELESS TELECOMMUNICATION FACILITY MODIFICATION; MAJOR USE PERMIT MODIFICATION P96-001W^2, VALLE DE ORO COMMUNITY PLANNING AREA (DISTRICT: 2)

SUMMARY:

Overview
This is a request for a Major Use Permit Modification to authorize the construction and operation of an emergency stand-by generator to an existing unmanned wireless facility. The 30kW diesel generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The proposed generator will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a fire prevention and noise attenuation barrier. The project will occupy 840 square-feet of the 3.7 acre parcel. The project is subject to the Regional Land Use Element Policy Current Urban Development Area (CUDA) and General Plan Land Use Designation (21) Specific Plan. It is zoned S90 (Holding Area) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance. Additionally, pursuant to Section 6985B1 of the Zoning Ordinance, any proposed facility on a structure currently subject to a Major or Minor Use Permit shall obtain approval of the facility through the modification of the permit in accordance with Section 7378.

Recommendation(s)
DEPARTMENT OF PLANNING AND LAND USE
Grant the attached Form of Decision approving Major Use Permit Modification P96-001W^2 that makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance, Noise Ordinance, and State Law (Attachment B).

Fiscal Impact
N/A

SUBJECT: COTTONWOOD WIRELESS TELECOMMUNICATION FACILITY MODIFICATION; MAJOR USE PERMIT MODIFICATION P96-001W2, VALLE DE ORO COMMUNITY PLANNING AREA (DISTRICT: 2)

Business Impact Statement
N/A

Advisory Board Statement
N/A

Involved Parties
Owner: Otay Water District
Agent: Kim Shaves, agent for Verizon Wireless
See Ownership Disclosure (Attachment F)

BACKGROUND:
This is a request for a Major Use Permit Modification to authorize the construction and operation of an emergency stand-by generator to an existing unmanned wireless telecommunication facility. The 30kW diesel generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The proposed generator will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a fire prevention and noise attenuation barrier.

The subject parcel is 3.7 acres in size and is developed with two water tanks under the Otay Water District authority and four unmanned wireless telecommunications facilities that are located within the central portion. The water tanks and wireless telecommunication facilities are located on the portion of the parcel with access to Campo Road via a private access road. The surrounding area can be categorized as developed and includes residential, commercial, agricultural, and vacant land use types. The area surrounding the parcel is part of the Rancho San Diego Specific Plan. However the subject parcel is labeled as "Not a Part" of the Rancho San Diego Specific Plan, and therefore, excludes this site from the requirements of the specific plan.

The project is subject to the S90 zone, which is a non-preferred zone for telecommunications facilities, pursuant to Section 6986 of the County of San Diego Zoning Ordinance. However, the project site is considered a preferred location, as it is a modification to an existing unmanned wireless telecommunication in a zone other than residential. The project is classified as a Tier 4 site pursuant to Section 6985A of the Zoning Ordinance. The site is desirable due to the aesthetic and community character compatibility as identified in the Land Use Analysis (Attachment G).

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular telephone facilities. Therefore, we do not require information from the applicant on potential health effects from EMR associated with the project. Past experience by DPLU when inquiring about health effects from cellular providers have concluded that the amounts of EMR associated with these projects is low and could only cause possible health effects when persons are exposed for long periods of time and at very close distances to the facility. Generally, this information is available from the

cellular providers upon request as it is also required from the Federal Communication Commission.

PROJECT ISSUES:
On June 5th, 2007, the Valle De Oro Community Planning Group voted to recommend denial of the proposed project. The Planning Group cited concerns regarding fire hazards, brush clearing, and the lack of coordinated use of the proposed emergency stand-by generator by multiple on-site wireless carriers. Excerpts of the concerns detailed in the June 7, 2007, letter from the Valle De Oro Community Planning Group and responses to these concerns are detailed below.

1. *Further clarification about generator capacity is needed. The applicant states that peak electrical demand is 10kW. However, the oversized emergency generator is rated at 30 kW, which is three times larger than needed. Without a detailed electrical load list, this Planning Group cannot confirm whether the load is indeed 10kW. We suspect the actual load is less.*

   The applicant has submitted a letter from Bay City Electric Works, Inc., which summarizes the electrical demand of the proposed generator (see attachment D). The letter states that that the generators alternator will deliver 41.14 starting KVA (Kilo Volt Amperes) while accommodating a 20% voltage dip. The required starting KVA at this site is 36.5 KVA. In addition, the letter indicated that while the percentage of KW being used at this site after the load has been restored is only 34.69% of the units rated capacity, the generator must be sized to accommodate the in-rush current demands placed on it by the air conditioners when restarting them.

2. *The applicant says the emergency generator is needed in case of a catastrophic event like the Cedar Fire. However, the applicant fails to recognize the obvious fact that raging wildfire in this area would, like the Cedar Fire, destroy most structures and facilities in its path, including these wireless telecommunications facilities.*

   Staff agrees that a fire in the area would most likely destroy the emergency generator if it reached the site. However, the generator would be helpful in any power outage that would affect the existing unmanned telecommunications facility. In addition, a fire in another area of the County of San Diego may cause a power outage in this area, thereby requiring a stand-by generator to restore operations.

3. *We see no reason to heighten fire risk in this sensitive wildlife area by storing up to 132 gallons of fuel at the site. There is no need to risk a fuel spill or fire by transporting fuel via 4x4 trucks over rough terrain along a deeply rutted jeep trail.*

   The project is a modification to an existing unmanned wireless telecommunications facility that includes a back-up diesel generator. However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local,

State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520. Furthermore, the generator will operate for approximately 15 minutes a week and fuel will be added approximately three times a year, unless an emergency warrants continued use.

4. *There is no fire detection system to alert the fire department and shorten response time for a fire initiated at the generator. Also, the applicant has wrongly proposed brush clearing as a means of fire prevention in spite of the fact that brush clearing would be inappropriate in this sensitive wildlife preserve. Overall, the plan is simply unacceptable for the remote installation.*

   In the County of San Diego, the FP-2 policy sets out fire prevention standards for unmanned wireless telecommunications facilities. The project proposes a concrete enclosure along all sides which face combustible vegetation. According to the FP-2 Policy, cellular facilities that are protected in this way do not require fire clearing. This design has been reviewed by the Fire Marshal for the Department of Planning and Land Use and it was determined that, with the three-sided concrete enclosure as shown on the plot plans, the project is FP-2 compliant and will not require any fire clearing.

5. *The plan lacks a clear discussion of possible alternatives to the diesel generator. The applicant could add more batteries to the site for backup power in excess of the 4-5 hours of reserve presently available. Beyond that, the solution should include other carriers. Given the fact that five wireless carriers are located at the site, we need a coordinated solution that satisfies the needs of multiple carriers and explores alternatives such as more batteries, a second electric distribution line, solar PV array, etc. Supposing each carrier proposed the same solution, we could have five 30 kW diesel emergency generators at one site, which would be the worst possible outcome.*

   The applicant submitted a letter to the Department of Planning and Land Use dated February 29, 2008, which discussed the feasibility of installing one generator to accommodate all existing wireless facilities on the subject parcel. The applicant indicated that it would be a financial burden to install such a generator with no guarantee of cooperation with the other wireless carriers. Additionally, the applicant would be held responsible for other carriers' equipment should the generator malfunction during a power outage. The applicant stated that this would place them at legal risk. Further, each additional generator proposed for the site would be required to submit for a modification to their Use Permit. DPLU has reviewed the proposed generator and determined through a noise study that the project complies with the County of San Diego Noise Ordinance.

WAIVERS AND EXCEPTIONS:

SUBJECT: COTTONWOOD WIRELESS TELECOMMUNICATION FACILITY MODIFICATION; MAJOR USE PERMIT MODIFICATION P96-001W2, VALLE DE ORO COMMUNITY PLANNING AREA (DISTRICT: 2)

No waivers or exceptions are required as part of Major Use Permit Modification P96-001W[2] approval.

ENVIRONMENTAL STATUS:
An Addendum dated November 15, 2007, to the previously approved Negative Declaration dated April 26, 1996 (P96-001W[1]), was prepared and is on file with the Department of Planning and Land Use as Environmental Review Number 96-19-001A. See Attachment C for the environmental documentation.

PREVIOUS ACTIONS:
N/A

ACTIVITIES UNDERTAKEN WITHOUT APPROPRIATE PERMITS:
N/A

PUBLIC INPUT:
On June 5, 2007, the Valle De Oro Community Planning Group voted Ayes -11 Noes - 1 Abstained - 0 to recommend denial of P96-001W2. The Planning Group cited concerns regarding fire hazards, brush clearing, and the lack of coordinated use of the proposed emergency stand-by generator by multiple on-site wireless carriers. See Attachment D for the Planning Group Minutes.

On September 21, 2004, the Valle De Oro Community Planning Group voted Ayes – 9 Noes – 2 Abstained – 0 to recommend approval of P96-001W2 with the condition that use of the emergency stand-by generator be restricted to emergency power back-up only.

DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project, as proposed, is consistent with the General Plan Land Use Designation – (21) Specific Plan because it is a modification to an existing unmanned wireless telecommunication facility and civic uses are allowed if they support the local population. The surrounding area is part of the Rancho San Diego Specific Plan; however, the parcel is in an area labeled as "not a part" of the specific plan and therefore the proposed project is not subject to the standards of the specific plan.

2. The project, as proposed, is consistent with the Valle De Oro Community Plan because it does not interfere with the community character goal of encouraging development which will lead to a community with a balance of land uses.

3. The project, as proposed, is consistent with the S90 (Holding Area) Use Regulation that allows Wireless Telecommunications Facilities pursuant to Sections 6985 and 6986 of the Zoning Ordinance with the granting of a Major Use Permit. The proposed project is a modification to a previously approved Major Use Permit to add an emergency stand-by generator to an existing wireless telecommunication facility.

SUBJECT: COTTONWOOD WIRELESS TELECOMMUNICATION FACILITY MODIFICATION; MAJOR USE PERMIT MODIFICATION P96-001W2, VALLE DE ORO COMMUNITY PLANNING AREA (DISTRICT: 2)

4. The project, as proposed, complies with the California Environmental Quality Act and State and County CEQA Guidelines because an Addendum dated June 13, 2008, to the previously adopted Negative Declaration dated April 26, 1996 prepared for the Major Use Permit Modification P96-001W[1] was prepared and is on file with the Department of Planning and Land Use as Environmental Review Number 96-19-001A (Attachment C).

5. The Major Use Permit Modification, as proposed, complies with all of the required findings of the Zoning Ordinance as described and incorporated in the attached Form of Decision, Attachment B.

cc: Kim Shaves, 37 Gardenpath, Irvine, CA 92603
Otay Water District, 10595 Jamacha Blvd., Spring Valley, CA 91977
Valle De Oro Community Planning Group, P.O. Box 3958, La Mesa, CA 91944
Alyssa Maxson, Planning Manager, Department of Planning and Land Use, M.S. O650
Lisa Robles, Case Closure, Department of Planning and Land Use, M.S. O650
Carl Hebert, Case Tracking System, Department of Planning and Land Use, M.S. O650

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving P96-001W[2]
Attachment C – Environmental Documentation
Attachment D – Public Documentation
Attachment E – Photo Simulations and Documentation Responding to VDOCPG Comments
Attachment F – Ownership Disclosure
Attachment G – Land Use Analysis

SUBJECT: COTTONWOOD WIRELESS TELECOMMUNICATION FACILITY MODIFICATION; MAJOR USE PERMIT MODIFICATION P96-001W2, VALLE DE ORO COMMUNITY PLANNING AREA (DISTRICT: 2)

CONTACT PERSON:

Merry Tondro
Name
(858) 694-3716
Phone
(858) 694-3737
Fax
O650
Mail Station
Merry.Tondro@sdcounty.ca.gov.
E-mail

AUTHORIZED REPRESENTATIVE: Jason [illegible], Interim Acting for
ERIC GIBSON, INTERIM DIRECTOR

Attachment A

Planning Documentation

ADDITIONAL INFORMATION
CASE SHEET

APPLICATION Meeting Date: 06-13-08

Type: Major Use Permit Modification	Case No. P96-001W^2
Owner/Applicant: Verizon Wireless Agent: Kim Shaves	ENVIRONMENTAL STATUS: Addendum to a previously adopted Negative Declaration.
Project Manager: Tondro Account No. 04-19119	Analyst: Tondro Log No. 96-19-001A

SITE/PROJECT DESCRIPTION

Community: Valle De Oro	Location: 12118 Campo Rd., Spring Valley, CA 91978 APN: 506-021-06	Thomas Bros.: 1272/B7

Project: The project is a Major Use Permit Modification to add an emergency back-up generator to an existing unmanned telecommunications facility. The generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The generator will be enclosed by a 8-foot tall Concrete Masonry Unit block wall. The project will occupy approximately 840 square feet of the 3.7 acre parcel. The site is developed with an average slope of less than 25 percent. The project is located on a parcel that is developed with two water tanks and four wireless telecommunication facilities. The project will be located on the central portion of the property. The area in which the project will be located is current graded and developed.

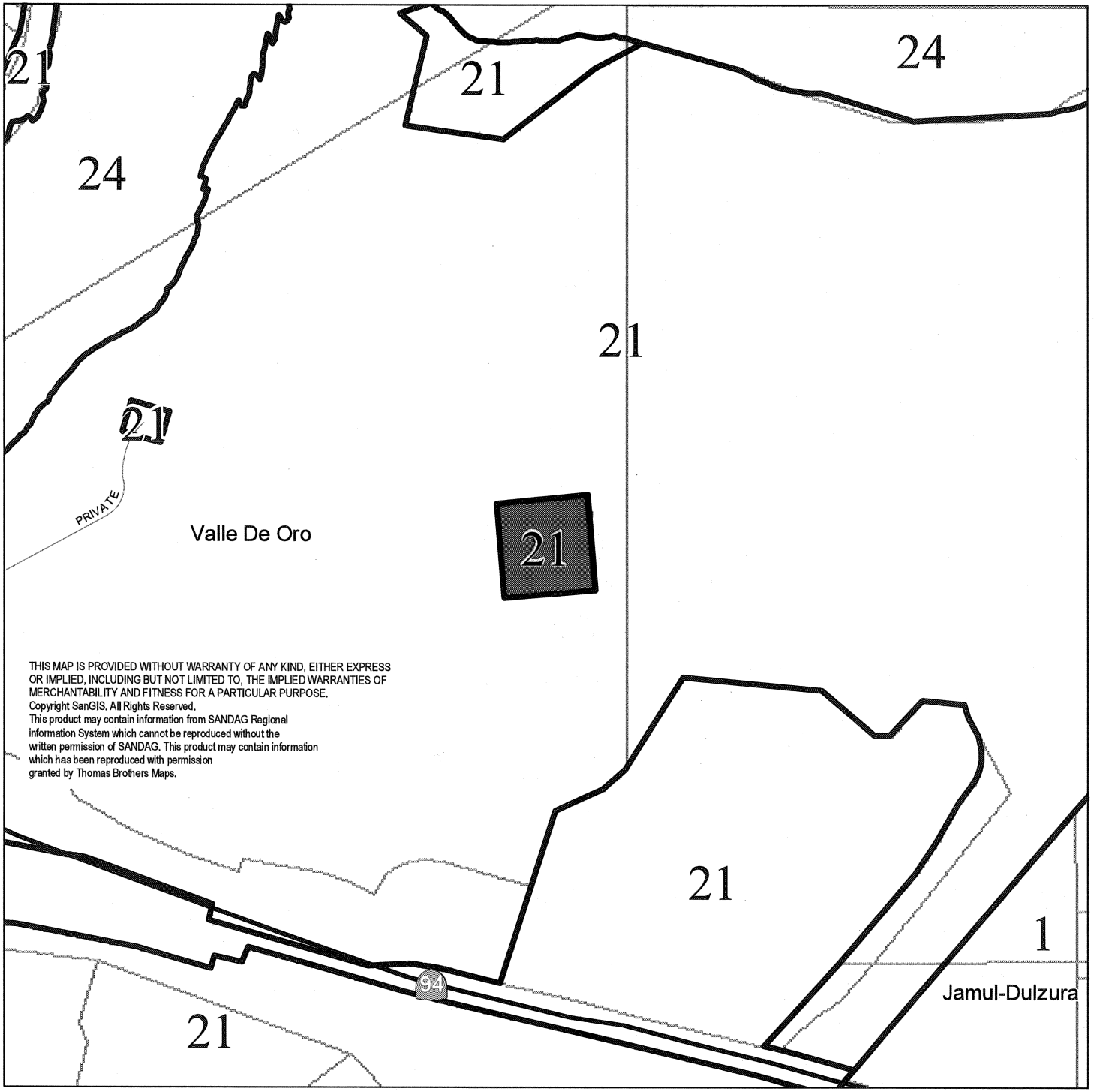
SURROUNDING LAND USES & ZONING:	South: S88, A72, RR1	East: A70, RS7, RR1, S88;	West: S80, S90, S88;
North: S88, S90, C36, RU 25; Specific Plan, Commercial, Urban Residential	Specific Plan, General Agriculture, Residential	Residential, Specific Plan, Limited Agricultural	Open Space, Holding Area, Specific Plan

PROJECT STATISTICS

Total Area: 840ft^2	Proposed Density: N/A
Lot Size: 3.7 acres	Number of Lots/Units: N/A

DISTRICT	NEAREST FACILITY	SERVICE LETTER AVAILABILITY
Sanitation: N/A		Yes ☐ No ☐
Water: N/A		Yes ☐ No ☐
Fire: FP-2 Policy & San Miguel Fire Protection District		Yes ☒ No ☐
Elementary School: N/A		Yes ☐ No ☐
High School: N/A		Yes ☐ No ☐
Other: N/A		Yes ☐ No ☐
Sphere of Influence: N/A		

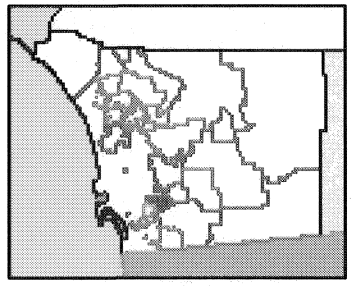
GENERAL PLAN	**ZONING**
Community/Subregion: Valle De Oro Designation/Density: (21) Specific Plan/ 0.125du/acre Regional Category: Current Urban Development Area (CUDA) Project/Plan Conformance: Yes ☒ No ☐	Existing: S90 Proposed: N/A Minimum Lot Size: 8 acres Maximum Density: 0.125du/acre Project/Zone Consistency: Yes ☒ No ☐



Cottonwood Modification

APN: 506-021-06

General Plan Map



1:3,500,000

Legend

- GenPlan
- Site - APN: 506-021-06
- Community Planning Area
- Parcels
- Freeways
- Major Highways
- Roads

General Plan Descriptions:
1 - RESIDENTIAL 1 DU/1,2,4 ACRES
21 - SPECIFIC PLAN AREA
24 - IMPACT SENSITIVE 1 DU/4,8,20 ACRES

0 500 1,000
Feet

DPLU GIS

Date: 5/20/2008
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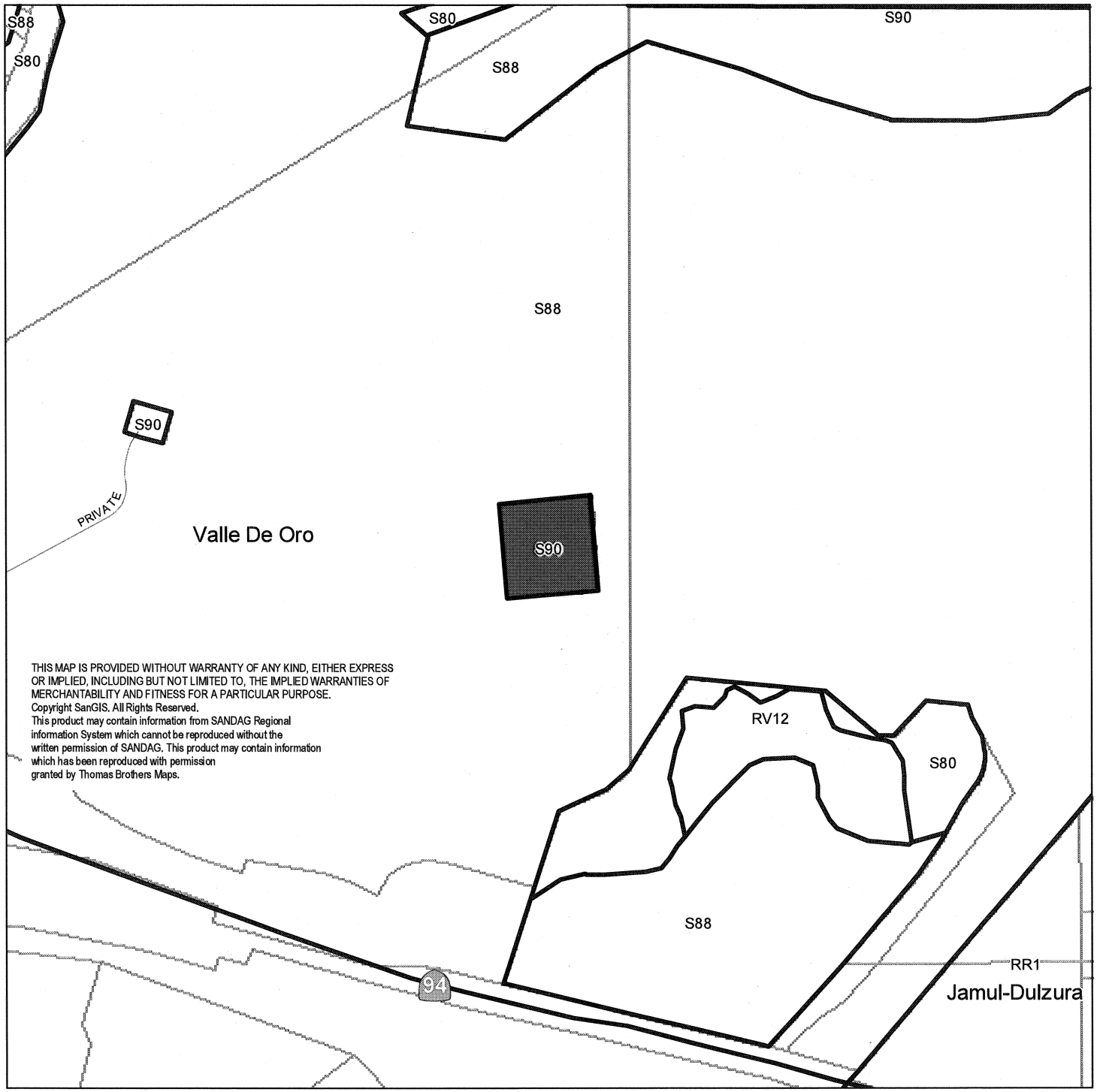
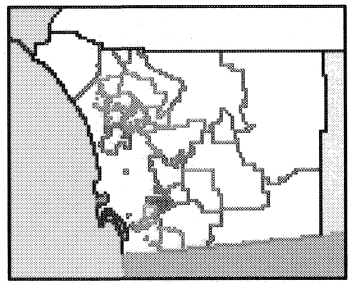


Cottonwood Modification

APN: 506-021-06

Zoning Map



1:3,500,000

Legend

- Site - APN: 506-021-06
- Freeways
- Major Highways
- Roads
- Community Planning Area
- Parcels

Zonig Descriptions:
RR1 - RURAL RESIDENTIAL
RV12 - RESIDENTIAL-VARIABLE
S80 - OPEN SPACE
S88 - RURAL RESIDENTIAL
S90 - HOLDING AREA

0 500 1,000
Feet

DPLU GIS

Date: 5/20/2008
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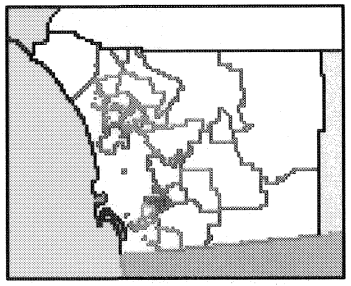
Cottonwood Modification

APN: 506-021-06

Vicinity Map



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Valle De Oro

Jamul-Dulzura

PRIVATE

CUYAMACA COLLEGE E

CUYAMACA COLLEGE W

VIA RANCHO SAN DIEGO

FURY

HILTON HEAD

ST ANNE

MUIRFIELD

WINGFOOT

AUGUSTA

SAWGRASS

WILLOW GLEN

STEELE CANYON

HEATHERWOOD

PAR FOUR

WILDWIND

JAMACHA VIEW

JAMUL HEIGHTS

SINGER

94

MILLAR RANCH

WACHE

VISTA CIELO

STARA GRES

VIA MARBELLA

FAIR OAKS

FAIR ACRES

AK

Legend

- Site - APN: 506-021-06
- Parcels
- Community Planning Area
- Freeways
- Major Highways
- Roads

N

0 750 1,500

Feet

DPLU GIS

Date: 5/20/2008

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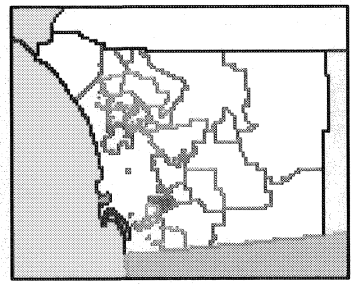
Cottonwood Modificaton
APN: 506-021-06
Aerial Map



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Legend

Site - APN: 506-021-06

Aerial Photo - Flown 2006

0 400 800
Feet

DPLU GIS

Date: 5/20/2008
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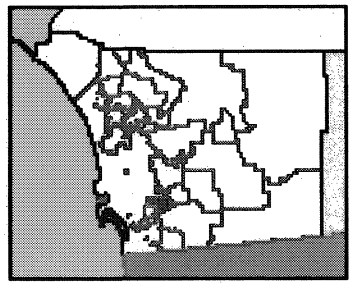
Cottonwood Modification

APN: 506-021-06

Cell Site Buffer Map



1:3,500,000

Valle De Oro

Spring Valley

94

Jamul-Dulzura

Sweetwater

Legend

- Site
- CellSites
- Otay Water Tank - 2 Mile Buffer Zone
- Community Planning Area
- Freeways
- Major Highways

N

0 2,000 4,000

Feet

DPLU GIS

Date: 5/20/2008

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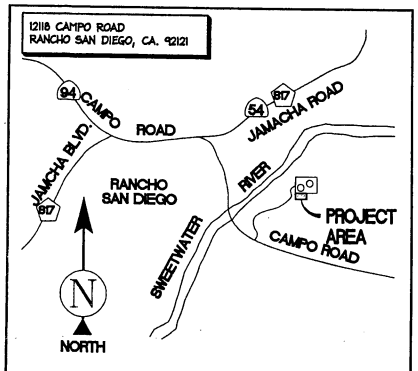
SDC DPLU RCVD 09-25-07
P96-001W2

verizon wireless

COTTONWOOD

12118 CAMPO ROAD

~~RANCHO SAN DIEGO, CA 92121~~
SPRING VALLEY, CA 91978



VICINITY MAP - N.T.S.

DIRECTIONS TO SITE:

HEAD SOUTHWEST FROM SAND CANYON AVE. BEAR RIGHT INTO THE I-405 S ENTRY RAMP TO SAN DIEGO. BEAR RIGHT AT I-5 S. CONTINUE ON I-805 S. BEAR RIGHT ONTO THE CA-94 E RAMP. BEAR RIGHT AT CAMPO RD. ARRIVE AT 12118 CAMPO RD. RANCHO SAN DIEGO, CA. 92121.

DRIVING DIRECTIONS

- NEW ANTENNA
- EXISTING ANTENNA
- GROUND ROD
- GROUND BUS BAR
- MECH. GRND. CONN.
- CADWELD
- GROUND ACC. WELL
- ELECTRIC BOX
- TELEPHONE BOX
- LIGHT POLE
- FOUNDATION
- SPOT ELEV.
- SET POINT
- REVISION
- GRID REF.
- DETAIL REF.
- ELEVATION REF.
- SECTION REF.
- PROP./LEASE LINE
- MATCH LINE
- WORK POINT
- GRND. CONDUCTOR
- TELE. CONDUIT
- ELECT. CONDUIT
- COAXIAL CABLE
- OVERHEAD SERV. CONDUCTORS
- CHAIN LINK FENCE
- CENTERLINE
- HOOD CONT.
- HOOD BLOCKING
- PLASTER
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- STEEL

SYMBOLS, LINETYPES AND HATCH PATTERNS

THIS PROPOSED PROJECT IS FOR THE INSTALLATION OF A 30KW GENERAC EMERGENCY BACK-UP GENERATOR WITHIN AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY. THIS GENERATOR WOULD RUN IN THE EVENT OF A MAJOR CATASTROPHE CAUSING COMMERCIAL POWER FAILURE. IN ADDITION, IT IS PROPOSED THAT A 8'-0" HIGH CMU BLOCK WALL BE INSTALLED AROUND THE OUTSIDE OF THE PROPOSED GENERATOR TO MITIGATE FOR NOISE AND FIRE.

PROJECT DESCRIPTION

AC.	ASPHALT CONCRETE	GVL.	GRAVEL
ANT.	ANTENNA(S)	HC.	HANDICAPPED
BEL	BELOW	HORIZ.	HORIZONTAL
B.G.	BELOW GRADE	HT.	HEIGHT
BLD'G.	BUILDING	HVAC.	HTG./ VENT./ A/C
B.M.	BENCH MARK	INCL.	INCLUDE
BRK.	BRICK	LBS.	POUNDS
CAB.	CABINET	LPT.	LOW POINT
C.B.	CATCH BASIN	MAS.	MASONRY
CEM.	CEMENT	MAX.	MAXIMUM
CFT.	CUBIC FOOT	MET.	METAL
C.I.P.C.	CAST-IN-PLACE CONC.	MFR.	MANUFACTURER
C.L.L.	CONTRACT LIMIT LINE	MIN.	MINIMUM
CLS.	CLOSURE	(N)	NEW
C.M.U.	CONC. MASONRY UNIT	N	NORTH
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONN.	CONNECTION	N.T.S.	NOT TO SCALE
CONST.	CONSTRUCTION	P.P.	POWER POLE
CTR.	CENTER	P.L.	PROPERTY LINE
CYD.	CUBIC YARD	P.O.C.	POINT OF CONN.
DBL.	DOUBLE	PROP.	PROPERTY
DEMO.	DEMOLITION	PT.	POINT
DIM.	DIMENSION	PVMT.	PAVEMENT
DRWG.	DRAWING	REQD.	REQUIRED
DTL.	DETAIL	RFH.	ROOF HATCH
(E)	EXISTING	RFG.	ROOFING
E	EAST	R.O.W.	RIGHT-OF-WAY
EL.	ELEVATION	S	SOUTH
ELEC.	ELECTRIC (AL)	TEL.	TELEPHONE
ENCL.	ENCLOSURE	T.O.P.	TOP OF PARAPET
E.P.	ELECT. PANELBOARD	T.O.S.	TOP OF SLAB (SURFACE)
EQUIP.	EQUIPMENT	T.O.W.	TOP OF WALL
EX.	EXISTING	TYP.	TYPICAL
EXT.	EXTERIOR	UNF.	UNFINISHED
FS.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.	FOOT OR FEET	VERT.	VERTICAL
FUT.	FUTURE	W	WEST
G.C.	GENERAL CONTR.	W/	WITH
G.F.	GROUND FACE	WP.	WATERPROOF
GND.	GROUND	WT.	WEIGHT
GR.	GRADE OR GRADING		
GV.	GAS VENT		

ABBREVIATIONS

APPLICANT/LESSEE

VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING 'D' FIRST FLOOR
IRVINE CA. 92618
PHONE: (949) 286-7000

APPLICANT'S REPRESENTATIVE

MILESTONE WIRELESS
KIM SHAVES
PHONE: (949) 737-5479

PROPERTY INFORMATION

SITE ADDRESS: 12118 CAMPO ROAD
RANCHO SAN DIEGO, CA 92121

OWNER: OTAY WATER DISTRICT
2554 SWEETWATER SPRINGS BLVD.
SPRING VALLEY, CA 91978-2004

CONTACT: DAN KJONEGAARD
(619) 670-2289

JURISDICTION: CITY OF SAN DIEGO
AREA OF CONSTRUCTION:
AREA OF PROPERTY:
ZONING: S-90

EXISTING CONSTRUCTION TYPE: V - 1 HOUR
PROPOSED OCCUPANCY TYPE: TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED

LOCATION (NAD 83): NOT AVAILABLE AT THIS TIME

A.P.N.: 506-021-06

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ACCEPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25)
2. 2001 CALIFORNIA BUILDING CODE
3. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
4. UNIFORM MECHANICAL CODE
5. ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
6. 2001 UNIFORM PLUMBING CODE
7. 2001 NATIONAL ELECTRIC CODE
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

ARCHITECTS:

ACO ARCHITECTS INC.
26170 ENTERPRISE WAY #600
LAKE FOREST, CA. 92630
OFFICE: (949) 716-9940
FAX: (949) 297-4788

CONTACT: ANTHONY ORTALE (949) 716-9940

PROJECT DIRECTORY

PLAN VERIFICATION

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CIVIL ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL CONTRACTOR NOTES

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
RF:		
CONSTRUCTION COORD:		

APPROVALS

SHEET INDEX

REV:	DATE/BY:	REVISION DESCRIPTION:
2	09-18-06 JSY	CLIENT REVISIONS
3	05-08-07 MY	CLIENT REVISIONS
4	06-18-07 CLB	CLIENT REVISIONS
5	08-24-07 JSY	CLIENT REVISIONS
6	09-13-07 JSY	CLIENT REVISIONS

ENGINEER/CONSULTANT:

milestone wireless
8941 ATLANTA AVENUE #504
HUNTINGTON BEACH, CA 92646

SITE BUILDER:

verizon wireless
15505 SAND CANYON AVE.
BUILDING 'D' 1st. FLOOR
IRVINE, CA. 92618
PHONE (949) 286-7000

A&E DEVELOPMENT

ACO ARCHITECTS - INC.
26170 ENTERPRISE #600
LAKE FOREST, CA. 92630
TEL: 949-716-9940
FAX: 949-297-4788

LICENSURE:

6-15

SITE INFO:

SITE NAME: COTTONWOOD

SITE ADDRESS: 12118 CAMPO ROAD
RANCHO SAN DIEGO, CA 92121

SHEET TITLE: TITLE SHEET

DRAWING INFO:

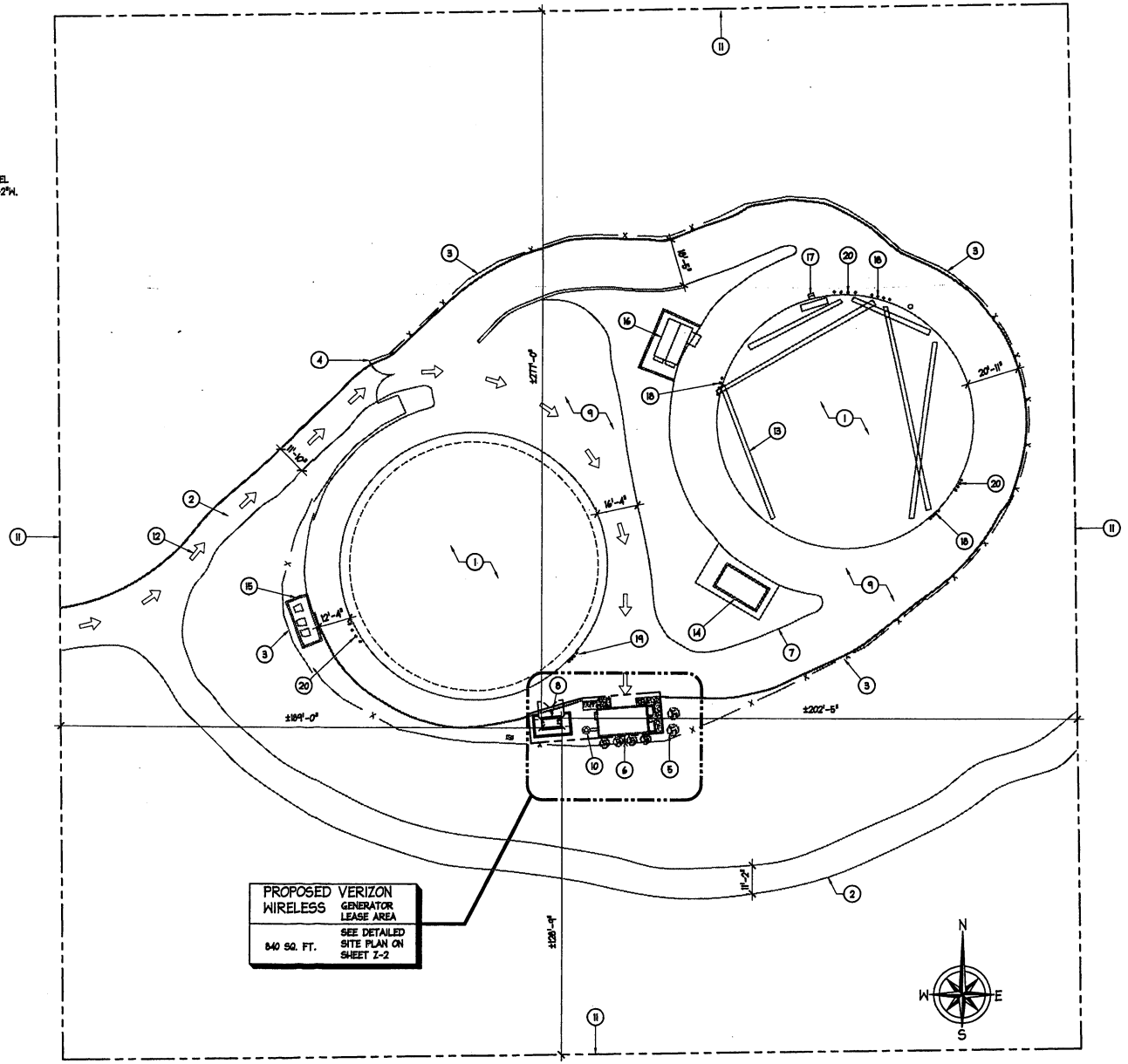
DWG. NAME:	DRAWN BY:	DATE:
T1	JY	04/15/04

SHEET NUMBER:

1 OF 5 | T-1

NOTES:

1. EXISTING 2.0 MILLION GALLON WATER TANK.
2. EXISTING UNPAVED ROAD.
3. EXISTING CHAIN LINK FENCE.
4. EXISTING GATES.
5. EXISTING TREE. (TYPICAL).
6. EXISTING VERIZON WIRELESS EQUIPMENT SHELTER.
7. EXISTING AC CURB.
8. PROPOSED LOCATION OF VERIZON WIRELESS GENERAC "SD030" DIESEL GENERATOR WITH 132 GALLON FUEL TANK. DIMENSIONS: 7'-11"L x 3'-2"W. REFER TO SHEET Z-4 FOR SPECIFICATIONS.
9. EXISTING AC PAVED AREA.
10. EXISTING VERIZON WIRELESS 40' HIGH MONOPOLE.
11. EXISTING PROPERTY LINE.
12. EXISTING ACCESS ROUTE TO VERIZON WIRELESS LEASE AREA.
13. EXISTING CABLE TRAY (TYPICAL).
14. EXISTING NEXTEL EQUIPMENT SHELTER.
15. EXISTING SPRINT EQUIPMENT WITHIN CMU WALL ENCLOSURE.
16. EXISTING CINGULAR WIRELESS 10'X16' EQUIPMENT SHELTER WITHIN AN EXISTING 8' HIGH CMU WALL.
17. EXISTING TANK LADDER.
18. EXISTING NEXTEL ANTENNAS.
19. EXISTING SPRINT ANTENNAS.
20. EXISTING CINGULAR ANTENNAS.



SITE PLAN

SCALE: 1" = 20'-0"

REV:	DATE/BY:	REVISION DESCRIPTION:
2	09-18-06 JSY	CLIENT REVISIONS
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5	08-29-07 JSY	CLIENT REVISIONS
6	09-13-07 JSY	CLIENT REVISIONS

ENGINEER/CONSULTANT:

milestone wireless
8941 ATLANTA AVENUE #504
HUNTINGTON BEACH, CA 92646

SITE BUILDER:

verizonwireless
15505 SAND CANYON AVE.
BUILDING "D" 1st. FLOOR
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PHONE (949) 286-7000

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ACO ARCHITECTS - INC.
26170 ENTERPRISE #600
LAKE FOREST, CA. 92630
TEL: 949-716-9940
FAX: 949-297-4788

LICENSURE:

6-16

SITE INFO:

SITE NAME: COTTONWOOD

SITE ADDRESS: 12118 CAMPO ROAD RANCHO SAN DIEGO, CA 92121

SHEET TITLE: SITE PLAN

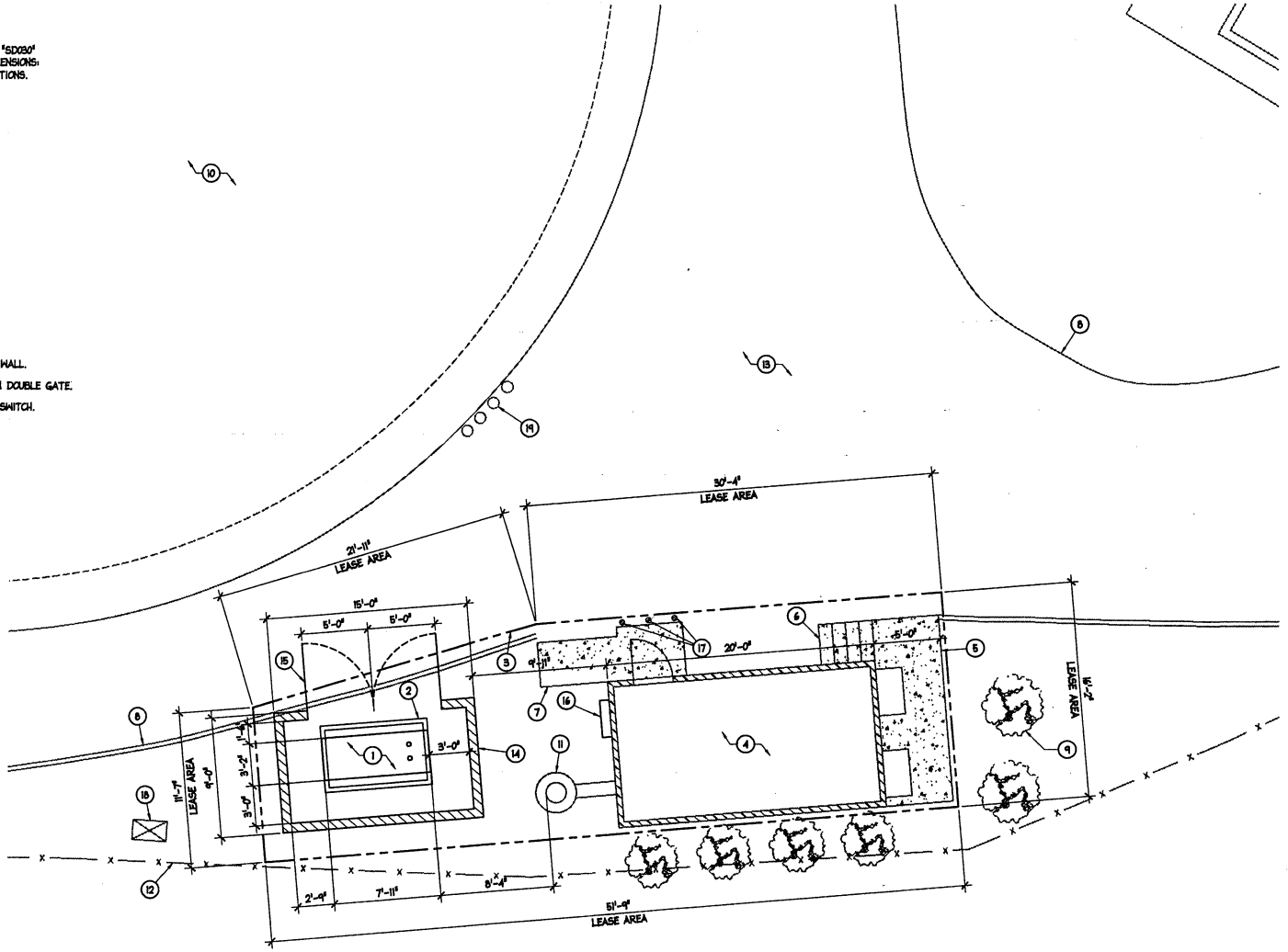
DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
Z1	JY	04/15/04

SHEET NUMBER: 2 OF 5 | Z-1

NOTES:

1. PROPOSED LOCATION OF VERIZON WIRELESS GENERAC "SD030" DIESEL GENERATOR WITH 132 GALLON FUEL TANK. DIMENSIONS: 7'-11"L x 3'-2"W. REFER TO SHEET Z-4 FOR SPECIFICATIONS.
2. PROPOSED VERIZON WIRELESS CONCRETE SLAB FOR GENERATOR MOUNTING.
3. EXISTING LEASE AREA.
4. EXISTING VERIZON WIRELESS EQUIPMENT SHELTER.
5. EXISTING CONCRETE LANDING.
6. EXISTING STAIRS.
7. EXISTING CONCRETE STOOP.
8. EXISTING AC CURB.
9. EXISTING TREE. (TYPICAL).
10. EXISTING 2.0 MILLION GALLON WATER TANK.
11. EXISTING VERIZON WIRELESS 40' HIGH MONOPOLE.
12. EXISTING CHAIN LINK FENCE. (TYPICAL).
13. EXISTING AC PAVED AREA.
14. PROPOSED VERIZON WIRELESS 8'-0" HIGH CMU BLOCK WALL.
15. PROPOSED VERIZON WIRELESS 10' WIDE WROUGHT IRON DOUBLE GATE.
16. PROPOSED VERIZON WIRELESS AUTOMATIC TRANSFER SWITCH. (CONTRACTOR TO VERIFY LOCATION)
17. EXISTING BOLLARDS.
18. EXISTING TRANSFORMER.
19. EXISTING SPRINT ANTENNAS.



DETAILED SITE PLAN

SCALE: 1/4" = 1'-0"

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2	09-18-06 JSY	CLIENT REVISIONS
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ENGINEER/CONSULTANT:

milestone wireless
8941 ATLANTA AVENUE #504
HUNTINGTON BEACH, CA 92646

SITE BUILDER:

verizonwireless
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26170 ENTERPRISE #600
LAKE FOREST, CA. 92630
TEL: 949-716-9940
FAX: 949-297-4788

LICENSURE:

6-17

SITE INFO:

SITE NAME:
COTTONWOOD

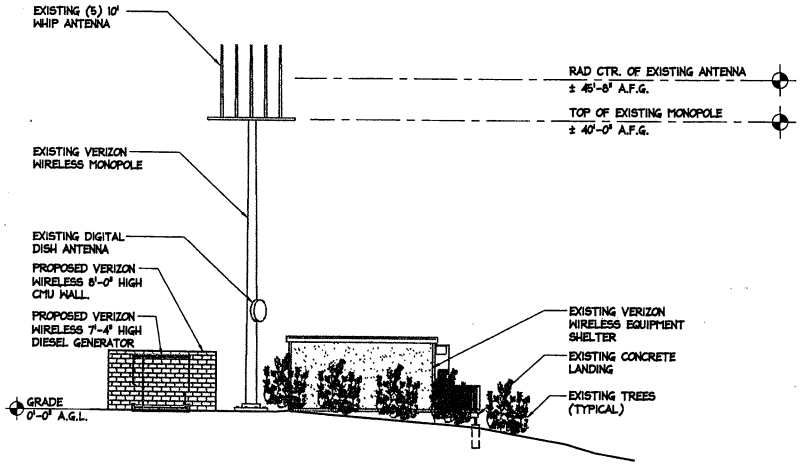
SITE ADDRESS:
12118 CAMPO ROAD
RANCHO SAN DIEGO, CA 92121

SHEET TITLE:
DETAILED SITE PLAN

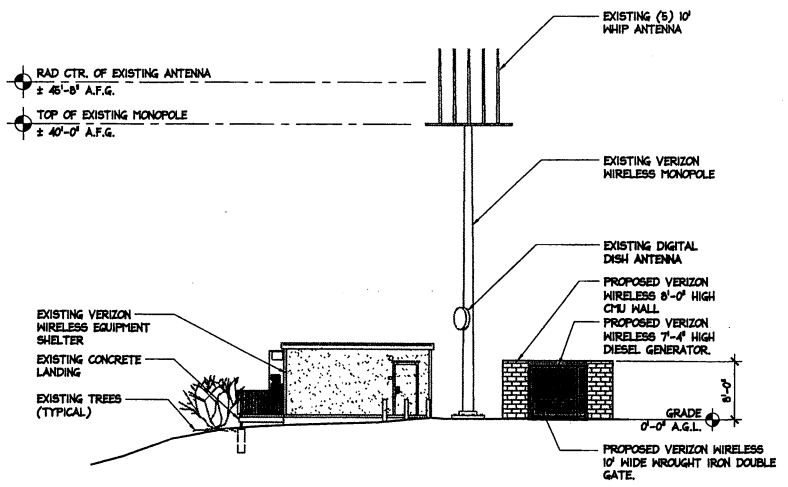
DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
Z2	JY	04/15/04

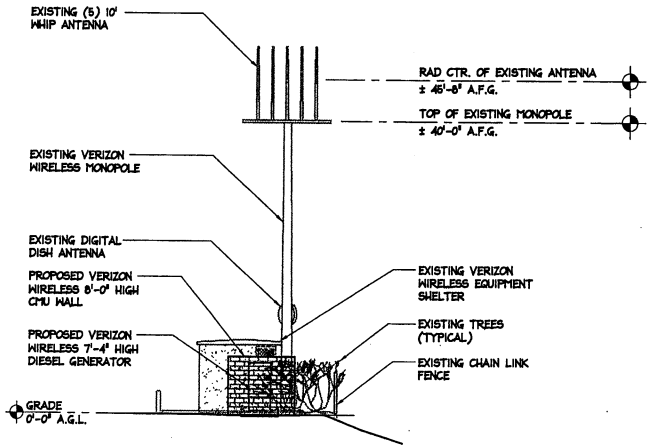
SHEET NUMBER:
3 OF 5 | Z-2



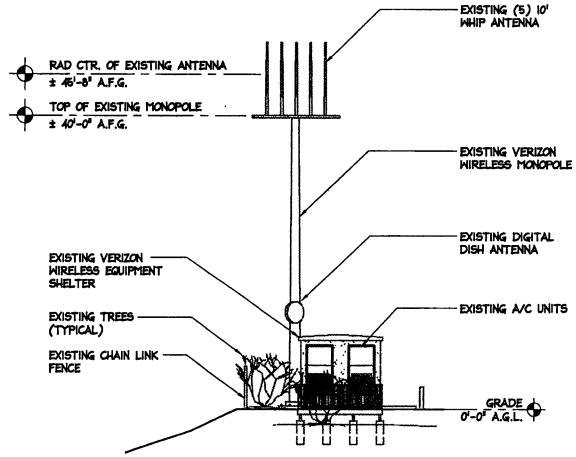
SOUTH ELEVATION — SCALE: 1/8" = 1'-0" — 1



NORTH ELEVATION — SCALE: 1/8" = 1'-0" — 2



WEST ELEVATION — SCALE: 1/8" = 1'-0" — 3



EAST ELEVATION — SCALE: 1/8" = 1'-0" — 4

REV:	DATE/BY:	REVISION DESCRIPTION:
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5	08-29-07 JSY	CLIENT REVISIONS
6	09-13-07 JSY	CLIENT REVISIONS

ENGINEER/CONSULTANT:

milestone wireless
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SITE BUILDER:

verizon wireless
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TEL: 949-716-9940
FAX: 949-297-4788

LICENSURE:

6-18

SITE INFO:

SITE NAME:
COTTONWOOD

SITE ADDRESS:
12118 CAMPO ROAD
RANCHO SAN DIEGO, CA 92121

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

DRAWING INFO:

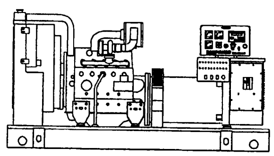
DWG. NAME:	DRAWN BY:	DATE:
Z3	JY	04/15/04

SHEET NUMBER:
4 OF 5 | Z-3

SD030 Liquid Cooled Diesel Engine Generator Sets

Standby Power Rating
30KW 60 Hz

Prime Power Rating
24KW 60 Hz



Power Matched
DEERE 2.4 DTA ENGINE
Turbocharged

VERIZON WIRELESS
30 kW Diesel Models:
04610 120/240 1 phase Open Unit
04611 120/240 1 phase Level II Enclosure
04670 120/208 3 phase Open Unit
04671 120/208 3 phase Level II Enclosed

FEATURES

- INNOVATIVE DESIGN & PROTOTYPE TESTING are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- TEST CRITERIA:
  - ✓ PROTOTYPE TESTED
  - ✓ SYSTEM TORSIONAL TESTED
  - ✓ ELECTRO-MAGNETIC INTERFERENCE
  - ✓ NEMA MG1-22 EVALUATION
  - ✓ MOTOR STARTING ABILITY
  - ✓ SHORT CIRCUIT TESTING
  - ✓ UL 2200
- SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION. This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine.
- SINGLE SOURCE SERVICE RESPONSE from Generac's dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component. You are never on your own when you own an GENERAC POWER SYSTEM.
- ECONOMICAL DIESEL POWER. Low cost operation due to modern diesel engine technology. Better fuel utilization plus lower cost per gallon provide real savings.
- LONGER ENGINE LIFE. Generac heavy-duty diesels provide long and reliable operating life.
- GENERAC TRANSFER SWITCHES, SWITCHGEAR AND ACCESSORIES. Long life and reliability is synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems, accessories, switchgear and controls for total system compatibility.

GENERAC®
POWER SYSTEMS, INC.

APPLICATION & ENGINEERING DATA

SD030

GENERATOR SPECIFICATIONS

TYPE .... Four-pole, revolving field
ROTOR INSULATION .... Class F
STATOR INSULATION .... Class F
TOTAL HARMONIC DISTORTION .... <5%
TELEPHONE INTERFERENCE FACTOR (TIF) .... <50
ALTERNATOR .... Self-ventilated and drip-proof
BEARINGS (PRE-LUBED & SEALED) 1
COUPLING .... Direct, Flexible Disc
LOAD CAPACITY (STANDBY) 100%
LOAD CAPACITY (PRIME) 110%

NOTE: Emergency loading in compliance with NFPA 99, NFPA 110, paragraph 5-13.2.6. Generator rating and performance in accordance with ISO8528-5, BS5514, SAE J1349, ISO3046 and DIN6271 standards.

EXCITATION SYSTEM
☐ DIRECT .... DC excitation system ✓
Low-velocity brushes and slip rings ✓
☐ BRUSHLESS .... Magnetically coupled DC current ✓
Eight-pole exciter w/ battery-driven field boost ✓
Mounted outboard of main bearing ✓
REGULATION .... Solid-state ✓
±1% regulation ✓

GENERATOR FEATURES

- Four pole, revolving field generator, directly connected to the engine shaft through a heavy-duty, flexible disc for permanent alignment.
- Generator meets the temperature rise standards for class "F" insulation as defined by NEMA MG1-32.6, while the insulation system meets the requirements for the higher class "H" rating.
- All prototype models have passed a three-phase symmetrical short circuit test to assure system protection and reliability.
- All prototype models are tested for motor starting ability by measuring the instantaneous voltage dip with a waveform data acquisition system.
- All models utilize an advanced wire harness design for reliable interconnection within the circuitry.
- Magnetic circuit, including amortisseur windings, tooth and skewed stator design, provides a minimal level of waveform distortion and an electromagnetic interference level which meets accepted requirements for standard AM radio, TV, and marine radio telephone applications.
- Voltage waveform deviation, total harmonic content of the AC waveform, and T.I.F. (Telephone Influence Factor) have been evaluated to acceptable standards in accordance with NEMA MG1-32.
- Alternator is self-ventilated and drip-proof constructed.
- Fully life-tested protective systems, including "field circuit and thermal overload protection" and optional main-line circuit breakers capable of handling full output capacity.
- System Torsional acceptability confirmed during Prototype Testing.

[illegible]

ENGINE SPECIFICATIONS

MAKE .... DEERE
MODEL 2.4DT
CYLINDERS .... 4 In-line
DISPLACEMENT .... 2.4 Liter (149 cu. in.)
BORE .... 86 mm (3.39 in.)
STROKE .... 105 mm (4.13 in.)
COMPRESSION RATIO 18:1
INTAKE AIR .... Turbocharged
NUMBER OF MAIN BEARINGS 5
CONNECTING RODS .... 4-Drop forged steel
CYLINDER HEAD .... Cast iron w/ overhead valve
PISTONS .... 4-Aluminum alloy
CRANKSHAFT .... Forged Steel

VALVE TRAIN
LIFTER TYPE .... Solid
INTAKE VALVE MATERIAL .... High Temp
EXHAUST VALVE MATERIAL .... High Temp

ENGINE GOVERNOR
☐ ELECTRONIC .... Standard
FREQUENCY REGULATION, NO-LOAD TO FULL LOAD ... 0.5%
STEADY STATE REGULATION .... ±0.25%

LUBRICATION SYSTEM
TYPE OF OIL PUMP .... Gear
OIL FILTER .... Full flow, cartridge
CRANKCASE CAPACITY .... 7.5 qts.

COOLING SYSTEM
TYPE OF SYSTEM .... Pressurized, closed recovery
WATER PUMP .... Pre-lubed, self-sealing
TYPE OF FAN .... Pusher
NUMBER OF FAN BLADES 6
DIAMETER OF FAN .... 457.2 mm (18.0 in.)
COOLANT HEATER .... 120V, 1000 W

FUEL SYSTEM
FUEL .... #2D Fuel (Min Cetane #40)
(Fuel should conform to ASTM Spec.)
FUEL FILTER .... 10 Micron
FUEL INJECTION PUMP .... Bosch (VE)
FUEL PUMP .... Engine Driven Gear Type
INJECTORS .... Pintel Type, 2100 PSI
ENGINE TYPE .... Pre-combustion, swirl chamber
FUEL LINE (Supply) .... 6.35 mm (0.25 in.)
FUEL RETURN LINE .... 3.17 mm (0.125 in.)

ELECTRICAL SYSTEM
BATTERY CHARGE ALTERNATOR .... 42 Amps at 12 V
STARTER MOTOR .... 12 V 290A @ 0°C
RECOMMENDED BATTERY .... (1) - 12 V, 90 A.H., 27F
GROUND POLARITY .... Negative

SD030

GENERAC®
POWER SYSTEMS, INC.

OPERATING DATA

	STANDBY SD030		PRIME SD030	
GENERATOR OUTPUT VOLTAGE/KW-60Hz (NOTE: Consult your Generac dealer for additional voltages)		Rated AMP		Rated AMP
120/240V, 1-phase, 1.0 pf	30	125	25	104
120/208V, 3-phase, 0.8 pf	30	104	25	87
MOTOR STARTING KVA	120/208/240V		120/208/240V	
Maximum at 35% instantaneous voltage dip with optional alternator; 60 Hz	60		60	
FUEL				
Fuel consumption—60 Hz: Load	100%	80%	100%	80%
gal./hr.	2.5	2.1	2.1	1.8
liters/hr.	9.5	7.9	7.9	6.8
Fuel pump lift	36"		36"	
COOLING				
Coolant capacity: System - lit. (US gal.)	11.2 (3.0)		11.2 (3.0)	
Engine - lit. (US gal.)	2.6 (0.7)		2.6 (0.7)	
Coolant flow/min. 60 Hz - lit. (US gal.)	8.6 (2.3)		8.6 (2.3)	
Heat rejection to coolant 60 Hz full load BTU/hr.	120,000		98,000	
Inlet air to radiator 60 Hz - m³/min. (cfm)	130 (4,600)		130 (4,600)	
Max. air temperature to radiator °C (°F)	60 (140)		60 (140)	
Max. ambient temperature °C (°F)	48.9 (120)		48.9 (120)	
COMBUSTION AIR REQUIREMENTS				
Flow at rated power 60 Hz - cfm	109		89	
EXHAUST				
Exhaust flow at rated output 60 Hz - m³/min. (cfm)	8.9 (316)		7.2 (253)	
Max recommended back pressure "Hg	1.5		1.5	
Exhaust temperature 60 Hz (full load) °C (°F)	549 (1100)		510 (1010)	
Exhaust outlet size	3.0" O.D.		3.0" O.D.	
ENGINE				
Rated RPM 60 Hz	1800		1800	
HP at rated KW 60 Hz	48		39	
Piston speed 60 Hz - m/min. (ft./min.)	378 (1239)		378 (1239)	
BMEP 60 Hz - psi	144		118	
DERATION FACTORS				
Temperature: 5% for every 10°C above - °C	25		25	
2.77% for every 10°F above - °F	77		77	
Altitude: 1.1% for every 100 m above - m	1067		1067	
3.5% for every 1000 ft. above - ft.	3500		3500	

STANDARD ENGINE & SAFETY FEATURES

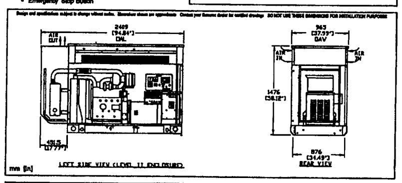
SD030

- High Coolant Temperature Automatic Shutdown
- Low Coolant Level Automatic Shutdown
- Low Oil Pressure Automatic Shutdown
- Overspeed Automatic Shutdown (Solid-state)
- Crank Limiter (Solid-state)
- Oil Drain Extension
- Radiator Drain Extension
- Factory-Installed Cool Flow Radiator
- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Rubber-Booted Engine Electrical Connections
- Secondary Fuel Filter
- Fuel Shutdown Solenoid
- Batteries 2 - 12 Volt 90 AH
- Stainless Steel Flexible Exhaust Connection
- Battery Charge Alternator
- Battery Cables
- Composite Battery Box
- Vibration Isolation of Unit to Mounting Base
- 24 Volt, Solenoid-Activated Starter Motor
- Air Cleaner
- Air Cleaner Service Indicator
- Fan Guard (OSHA Compliant)
- CSA Guarding
- Critical Grade Muffler (Shipped Loose With Open Unit)
- High Temperature Exhaust Wrap
- Alternator Tropicalization
  - Resists Moisture, Fungus and Abrasives
  - In Addition to Standard Class H Epoxy Impregnation Coating
- Upsized Alternator For Increased Motor Starting
- Propylene Glycol 50/50 Mix Antifreeze
- Oil (10.0 Quarts)
- Coolant Expansion and Recovery Tank
- Extended Factory Test (2.5 Hr)
  - Stepped Loads
  - Frame Temperature Test
- Specification Sheet Does Not Reflect Any Verizon Wireless Corporate Authorized Variances.
- "E" Control Console – Digital/Analog Hybrid
  - Communication Software for Remote Access
  - Analog Reading AC Volts
  - Analog Reading AC Amps
  - Analog Frequency
  - Emergency Stop Button
  - Audible Alarm
  - 11 Gauge Control Panel Enclosure
  - Programmable Engine Control (See Bulletin #0161510SBY For Details)
- 20 Light Annunciator Generator Alarms
- 8 Form C Dry Contact Output Relays
- 120 Volt Coolant Heater 1500 Watt with 3 Wire Connection Cord
- Mainline Circuit Breaker
  - 200 Amp & 100 Amp – 120/240 Single Phase
  - 200 Amp & 50 Amp – 120/208 Three Phase
- Flexible Fuel Lines
- Fuel Pressure Loss Protection System
- UL2200 Listed
- Basetank
  - 48 Hr. Runtime at 100% Load
  - Double Wall
  - 125% Engine Fluid Containment and Alarms of all Generator Liquids
  - Fuel Level Sender and Visible Level Gauge
  - Rupture Basin Alarm
  - Emergency Vents
  - Check Valve (inlet and return)
  - FM Fusible Link (165°F) Shutoff
  - UL 142 Listed
  - Washington State maximum of 114 gallons
  - Southern California limitation of 52 gallons

Consult State and Local Codes for Specific Requirements in your area.

- Five Year Extended Warranty
- Enclosure Options
  - Open Generator Set w/ Duct Adapter
  - Weather Protective Sound Attenuated Enclosure w/ Enclosed Critical Grade Muffler and Flex Exhaust
- 24V Dual-Rate 10 Amp Battery Charger With 120V 3 Wire Connection Cord

Distributed by:



GENERAC POWER SYSTEMS, INC. • P.O. BOX 8 • WAUKESHA, WI 53187
262/544-4811 • FAX 262/544-4851

GENERATOR SPECIFICATIONS

SCALE: N.T.S. | 1

REV:	DATE/BY:	REVISION DESCRIPTION:
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TEL: 949-716-9940
FAX: 949-297-4788

LICENSURE:

SITE INFO:
SITE NAME: COTTONWOOD
SITE ADDRESS: 12118 CAMPO ROAD, RANCHO SAN DIEGO, CA 92121

SHEET TITLE: GENERATOR SPECIFICATIONS

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
Z4	JY	04/15/04

SHEET NUMBER: 5 OF 5 | Z-4

Attachment B

Form of Decision
Approving P96-001W^2

SAN DIEGO COUNTY PLANNING COMMISSION

5201 Ruffin Road San Diego, CA 92123

~~June 6, 1997~~
~~May 26, 2000~~
June 13, 2008

Decision of the Planning Commission
On the Application of Major Use Permit
Number P96-001~~TEW~~[1]W[2]

GRANT, as per plot plan dated January 18, 1996, consisting of two (2) sheets, as amended and approved concurrently herewith, a Major Use Permit, pursuant to Section 2905.b of The Zoning Ordinance, for the construction, operation and maintenance of a cellular telecommunication antenna facility, including a 40 foot tall monopole, 5 omni-directional (whip) antennas 15 feet in height, 1 dish antenna with a maximum of 4 feet in diameter, and an equipment building with approximately 100 cubic feet of area.

GRANT, as per plot plan dated March 14, 2000, consisting of one (1) sheet, as amended and approved concurrently herewith, a Major Use Permit Modification to replace the 100 cubic foot equipment building with a 280 square foot equipment building, pursuant to Section 7378 of The Zoning Ordinance. The following conditions are imposed with the granting of this Major Use Permit Modification.

GRANT, as per red-lined plot plan and elevations dated September 25, 2007, consisting of five sheets, as amended and approved concurrently herewith, a Major Use Permit Modification, pursuant to Section 6985, 6986, and 7358 of the Zoning Ordinance, to authorize the addition of an emergency back-up generator to an existing unmanned telecommunications facility. The generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The proposed generator will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a noise attenuation barrier. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the project site is located in an area zoned S90 (Holding Area), is not located on a high voltage transmission tower, and is not covered by a Wireless Community Master Plan.

The following conditions are imposed with the granting of this Major Use Permit Modification W[2]:

Building permit plans must conform in detail to this approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

A. Prior to obtaining any building or other permit pursuant to this Major Use Permit Modification W^2, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:

~~1. Allow transfer of the property subject to Major Use Permit P96-001 into Zone a of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.~~

~~1. Provide a certification from a Registered Civil Engineer, Licensed Land Surveyor or Registered Traffic Engineer that the intersectional sight distance along State Route 94 in both directions from the project access road is a minimum of five hundred fifty feet (550') to the satisfaction of the Director of Public Works and CalTrans (contact Al Cox at 688-6003). [DPW]~~

~~2. Street lighting requirements are as follows (contact Rowel Francisco at 571-4258).~~

~~a. Allow transfer of the property subject to Major use Permit (MUP) into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. [DPW]~~

~~3. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating that Conditions A-1 through A-2 have been completed to that department's satisfaction. [DPW]~~

1. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.

2. On the plot plan, please specify that the proposed generator unit as "Generac Model #SD030 unit or equivalent sized unit with a single unit sound pressure level of 64.9 dBA at a reference distance of 23 feet". Refer to Section 5.2 Proposed Verizon Wireless Equipment for sound level measurements in the noise report prepared by Mestre Greve Associate received on May 15, 2007.

3. On the plot plan, identify and label the 8 foot high CMU wall enclosure as a "noise control element". The proposed 8 foot wall is considered a project design consideration.

4. Furnish the Director of Planning and Land Use a letter from the Director of the Department of Public works stating Conditions A.1 has been complied with to that Department's satisfaction.

B. Prior to any occupancy or use of the premises pursuant to this Major Use Permit Modification W^2, the applicant shall:

~~1. Furnish the Director of the Department of Planning and Land Use documentary evidence indicating that the proposed monopole support structure, the disk and equipment building have been painted a color matching the existing water tank tan.~~

~~2. Furnish the Director of Planning and Land Use documentary evidence from the Department of Public Works indicating that the following prerequisite conditions have been satisfied: A.1.~~

~~2. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.~~

~~3. Submit to the Director of Planning and Land Use a statement from the project's California licensed landscape architect that all landscaping and irrigation has been installed as shown on the approved plot plan and meets the requirements in the Landscape Water Conservation ordinance and Design Manual. [DPLU]~~

1. Submit to the satisfaction of the Director of the Department of Planning and Land Use for inclusion in the case file P96-001W2, digital photos demonstrating that the specified generator unit has been installed including serial numbers or identification plates for each unit at the completed installation. A second set of photographs shall be provided to the projects construction manger.

~~Upon certification by the Director of Planning and Land Use for occupancy or establishment of use allowed by the Major Use Permit Modification, the following conditions shall apply:~~

~~C. The Parking areas and driveways shall be well maintained.~~

C. The following conditions shall apply during the term of the Major Use Permit Modification W^2:

1. The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance.

2. The applicant is responsible for the maintenance and repair of any damage caused by them to on-site and off-site private roads that serve the project.

3. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.

4. The parking areas and driveways shall be well maintained.

5. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss, or damage to persons or property happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner.

6. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations in file P96-001W2, for the duration of the facility's operation.

7. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.

8. All wireless telecommunications sites shall be kept clean and free of litter.

9. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.

10. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days prior to the final day of use.

11. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.

12. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first.

13. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.

14. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

15. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.

16. Equipment cabinets and antenna structures shall be secured to prohibit unauthorized access.

17. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

~~D. This Major Use Permit Modification shall expire on June 6, 1998 May 26, 2002 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit Modification has commenced prior to said expiration date.~~

D. This Major Use Permit Modification W^2 shall expire on June 13, 2010 at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date. Once use in reliance has been established, this Major Use Permit Modification shall expire on April 30, 2013.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: The applicant has complied with Fish and Game Code Section 711.4 which requires that certain projects pay fees for purposes of funding the California Department of Fish and Game. The Department of Planning and Land Use has determined that this project will have a de minimis impact on fish and wildlife resources and has, therefore, found this project to be exempt from Fish and Game fees pursuant to Fish and Game Code Section 711.4(c)(2)(B) and Title 14, California Code of Regulations, Section 753.5(c).

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of Major Use Permit Modification W^1 are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

   The facts supporting Finding (a-1) are as follows:

   The site is presently utilized by the Otay Water District as a reservoir with two large water tanks. The proposed cellular telecommunication antenna facility will consist of a single monopole support structure, a maximum of five omni-directional antennas and one dish antenna. The cellular telecommunication site is harmonious in scale, bulk, coverage and density, and is compatible with the adjacent uses.

2. The availability of public facilities, services, and utilities

   The facts supporting Finding (a-2) are as follows:

   All support services and utilities are available and will be provided concurrent with need.

3. The harmful effect, if any, upon desirable neighborhood character

   The facts supporting Finding (a-3) are as follows:

   The proposed cellular telecommunication antenna site is located on a prominent hilltop overlooking the Sweetwater River in an area of open space. The site is part of the Otay Water District reservoir system and is occupied by two large water tanks. The cellular telecommunication antenna site will not detract from the resources in the area and will not have a harmful effect upon the neighborhood character.

4. The generation of traffic and the capacity of the physical character of surrounding streets

   The facts supporting Finding (a-4) are as follows

   The proposed cellular telecommunication antenna site is accessed by a private easement. Traffic generated by the proposed use will be limited to that associated with monthly maintenance, and is not considered a significant amount.

5. The suitability of the site for the type and intensity of use or development which is proposed

   The facts supporting Finding (a-5) are as follows:

   The site is a prominent hilltop overlooking the Sweetwater River and is occupied by two large water tanks. The proposed cellular telecommunication antenna site is consistent with the existing Major Impact Service and Utility use of the property.

6. Any other relevant impact of the proposed use

   The fact supporting Finding (a-6) are as follows:

   No other relevant impact has been identified.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The facts supporting Finding (b) are as follows:

The proposed cellular telecommunication antenna site is within the (21) Specific Plan Area Designation of the San Diego County General Plan. The Rancho San Diego Specific Plan indicates that the proposed site is "Not A Part" of the Specific Plan.

(c) That the requirements under the California Environmental Quality Act have been complied with.

The facts supporting Finding (c) are as follows:

A Negative Declaration dated February 20, 1996, was prepared and advertised in accordance with the California Environmental Quality Act.

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit Modification W^1 are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

   The fact supporting Findings (a-1) is as follows:

   This is a request to replace a 100 cubic foot equipment structure with a 240 square foot equipment structure. The structure will be 12 feet by 20 feet and 10 foot tall with a flat roof.

   Scale and Bulk: The three other structures located on the site are two water tanks and a cellular antenna. The tank at the higher elevation is light blue in color, 35 feet tall, and 103 feet in diameter. The square footage of this tank is 8,332. The other tank, which is located approximately 20 feet lower in elevation than the blue tank and the proposed building, is tan with an aluminum roof, 32 feet tall, and 100 feet in diameter. The square footage of this tank is 7,854. The pole will be located 5 feet from the proposed building. The pole is 40 feet tall with five 10 feet high antennas extending upwards. The site is located on a hilltop at a much higher elevation than the nearby uses, which are at a minimum of 1, 800 feet away and at least 300 feet lower in elevation. The proposed structure will only be partially visible from the nearest uses due to the large distance, the size of the adjacent water tanks, the topography, and the existing and proposed landscaping. The scale and bulk of the proposed facility will not significant change the characteristics of the area.

   Coverage: The project site is 3.74 acres and the two water tanks cover over 16,186 square feet of the site. Therefore with the addition of the 240 square foot equipment structure the coverage will increase from 9.94 percent to 10.08 percent. The site is surrounded by 221 acres of open space.

   Density: The density of the site will not change, since no dwelling units exist and none are proposed.

2. The availability of public facilities, services, and utilities

   The fact supporting Finding (a-2) is as follows:

   The project has received a new letter from the San Miguel Consolidated Fire Protection District indicating service is available for the proposed structure. No bathrooms are existing or proposed. All support services and utilities are available and will be provided concurrent with the need.

3. The harmful effect, if any, upon desirable neighborhood character

   The fact supporting Finding (a-3) is as follows:

   The proposed structure will be located on a prominent hilltop overlooking the Sweetwater River surrounded by open space. The site is part of the Otay Water District reservoir system and is occupied by two large water tanks. To minimize visibility the existing pole and the dish on the pole, along with the proposed structure will be painted tan. The existing equipment box will be removed and landscaping will be added to help screen the proposed building. The structure will only be partially visible from the nearest adjacent uses. The nearest use is the high school, which is approximately 1, 800 feet away and 300 feet lower in elevation. The structure will not detract from resources in the area and will not have a harmful effect upon the neighborhood character, because of the structures' small size and the nearby large tanks on-site.

4. The generation of traffic and the capacity and physical character of surrounding streets

   The fact supporting Finding (a-4) is as follows:

   The location will be unmanned, and only periodic maintenance trips will be necessary, approximately once or twice per month. The addition of one to two trips per month is not a significant increase in traffic. The only access road is existing and gated. The road is graded and maintenance is the responsibility of the Otay Water District. The road dead-ends at the site. The area immediately adjacent to the water tanks is paved and will provide adequate spaces for a maintenance vehicle to park.

5. The suitability of the site for the type and intensity of use or development which is proposed

   The fact supporting Finding (a-5) is as follows:

   The site is located on a hilltop between the Sweetwater River and Steele Canyon High School. The site has adequate access, public infrastructure, and utilities. The structure will not require any significant alteration to the existing landform. No vegetation will be removed, no significant grading is proposed, and the drainage will not be altered. The existing driveway ends at the site and provides extra parking and an adequate turnaround area.

6. Any other relevant impact of the proposed use

The fact supporting Finding (a-6) is as follows:

No other relevant impacts have been identified.

(b) The impacts, as described in Finding (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan. The fact supporting Finding (b) is as follows:

The project is designated as (21), Specific Plan Area within the San Diego County General Plan. The proposal is located in an area labeled as "Not a Part" of the Rancho San Diego Specific Plan, and therefore, excludes this site from the requirements of the specific plan. The goal of the Public, Facilities, and Improvement Chapter of the Valle De Oro Community Plan is to provide adequate and efficient facilities and service for all residents. Therefore, the project is consistent with the San Diego County General Plan.

(c) That the requirements of the California Environmental Quality Act have been complied with.

The fact supporting Finding (c) is as follows:

An Application for an Environmental Initial Study was completed and no significant impacts were identified. An Addendum to the previously adopted Negative Declaration (Log. No. 96-19-001) was completed.

In conclusion, the location, size, design, and operating characteristics of the proposed building will be compatible with, and not adversely affect or be materially detrimental to, adjacent uses, residents, and buildings since the proposed structure will replace another equipment structure and only be partially visible from the nearest adjacent uses.

FINDINGS P96-001W^2:

CEQA FINDINGS

It is hereby found that the Planning Commission has reviewed and considered the information contained in the Negative Declaration dated April 26, 1996 on file with DPLU as Environmental Review Number 96-19-001, and Addendum thereto dated November 15, 2007 on file with DPLU as Environmental Review Number 96-19-001A prior to approving the project.

The "Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document" dated November 15, 2007 on file with DPLU as Environmental Review Number 96-19-001A, including the California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation to be completed when there is a previously adopted Negative Declaration (ND); is hereby adopted.

STORMWATER FINDINGS

It is hereby found that the project proposed by the applicant has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

RESOURCE PROTECTION ORDINANCE FINDINGS

It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 (see Section 7359 for findings required for permits filed pursuant to Regional Land Use Element 3.8) of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

(a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to

1. Harmony in scale, bulk, coverage, and density

The proposed project is a Major Use Permit Modification for the installation and operation of a 30kW emergency stand-by diesel generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The proposed generator will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a noise attenuation barrier. The generator will be located directly adjacent to an existing equipment shelter approximately 128.75 feet from the southern property line.

The project site is 3.7 acres in size and developed with two water tanks and four unmanned wireless telecommunication facilities. The area in

which the project site is located can be categorized as a prominent hilltop surrounded by open space with urban development approximately a quarter of a mile away in all directions, though there are areas of vacant open space. The project is compatible with the surrounding area which is comprised of residential, commercial, agricultural, and vacant open space land uses because the project, as designed and will blend into the project site with minimal effects to the surrounding area.

Scale and Bulk:

The proposed project is a Major Use Permit Modification for the installation and operation of a 30kW emergency stand-by diesel generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The proposed generator will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a noise attenuation barrier.

Photo simulations on file with Major Use Permit P96-001W^2 (Attachment E) illustrate that the proposed emergency stand-by generator is unobtrusive to the surrounding viewshed. The view from the surrounding area will be minimized because the project is designed to be shielded from view by the surrounding CMU block wall and will blend with the surrounding development on-site. Surrounding land uses include vacant open space, residential, commercial, and agricultural. Property directly adjacent supports open space. The project is compatible with adjacent uses in terms of scale and bulk because of the design, the existence of other vertical elements (water tanks, existing equipment shelters, mature trees), and the location of the facility. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or to the surrounding area.

Coverage:

The subject parcel is 3.7 acres in size. Surrounding land uses consist of residential, commercial, and open space land uses with parcel sizes ranging from approximately 0.5 to over 200 acres in size. The project is located on a parcel that is developed with two water tanks and four unmanned wireless telecommunication facilities. The lease area for this unmanned wireless telecommunications facility will total 840 square-feet (less than 1% lot coverage). Due to the small scale of the facility, the project will not contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the existing structures. As

such, the addition of the telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, the size of the existing structures on the property, and the coverage characteristics of surrounding properties, the addition of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density: The project is a Major Use Permit for the authorization of a back-up generator for an existing telecommunications facility and does not have a residential component subject to density.

2. The availability of public facilities, services, and utilities

The project is located within the San Miguel Fire Protection District. The San Miguel Fire Protection District has certified availability of fire protection. In addition, the project has been reviewed and found to be FP-2 compliant. The project will not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

3. The harmful effect, if any, upon desirable neighborhood character

The project is a Major Use Permit Modification for the addition of an emergency stand-by generator to an existing wireless telecommunications facility. The 30kW diesel generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The proposed generator will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a noise attenuation barrier. The project site is a prominent hilltop surrounded by open space with urban development approximately a quarter of a mile away from the parcel in all directions. The site is part of the Otay Water District reservoir system and is occupied by two large water tanks. The project will not adversely affect the desirable neighborhood character because the project proposes the addition of an emergency stand-by generator to an existing wireless telecommunications facility that is designed to be visually unobtrusive. The generator will be located within a CMU enclosure to conceal it from the surrounding properties. Photo simulations on file with Major Use Permit P96-001W^2 (Attachment C) illustrate that the line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area, such as the water tanks, existing equipment shelters, and mature trees. The photo simulations

demonstrate that the project is visually unobtrusive to the surrounding view shed. The addition of an emergency stand-by generator will not have a significant visual impact on the neighborhood character because the project as designed to be blocked from view by a CMU block structure. Furthermore, the project was reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, will not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project will not have a harmful effect on the neighborhood character.

4. The generation of traffic and the capacity and physical character of surrounding streets

The traffic generated from the project is expected to be one maintenance trip per month and will utilize an access road connecting to Campo Road. Existing parking is available on the property. The use associated with this Major Use Permit Modification is compatible with the existing open space nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and will be compatible with adjacent uses. Therefore, the number of maintenance trips will not substantially increase or alter the physical character of Campo Road.

5. The suitability of the site for the type and intensity of use or development which is proposed

The project proposes a Major Use Permit Modification for the authorization of an unmanned wireless telecommunications facility. The subject property is 3.7 acres in size and is developed with access and utility services adequate to serve the proposed use. The addition of the emergency stand-by generator to the existing telecommunication facility will not require significant alteration to the land form. The project, as designed, will be visually unobtrusive and will not change the characteristics of the area and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project will be compatible with adjacent land uses.

6. Any other relevant impact of the proposed use

None identified.

(b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.

The project is subject to the Regional Land Use Element Policy - Current Urban Development Area (CUDA), General Plan Land Use Designation – (21) Specific Plan, and the Valle De Oro Community Plan. The project complies with the General Plan because civic uses are allowed if they support the local population. In addition, the project is consistent with Policy 4 of the Public Safety Element of the County General Plan that encourages the support, establishment, and continual improvement of Countywide telephone communications system, particularly with respect to enhancing emergency communications.

(c) That the requirements of the California Environmental Quality Act have been complied with.

The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because an Addendum dated November 15, 2007, to the previously approved Negative Declaration for P96-001W1 (dated April 26, 1996), was prepared and is on file with the Department of Planning and Land Use as Environmental Review Number 96-19-001A.

WIRELESS TELECOMMUNICATIONS FINDINGS

The location and zoning, as described in Section 6986B and 6986C of the Wireless Telecommunications Facilities Ordinance, has been determined to be preferable due to aesthetic and community character compatibility.

NOTICES:

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on June 13, 2008.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE – The project relies on CEQA 15162 - 15164 Findings and the previously issued finding of "de minimis" effects on fish and wildlife. The "de minimis" finding is dated May 28, 1996.

Attachment C
Environmental Documentation

ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

AN ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION FOR COTTONWOOD WIRELESS TELECOMMUNICATION FACILITY FOR PURPOSES OF CONSIDERATION OF P96-001W^2, ER 96-19-001A

November 15, 2007

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or subsequent Negative Declaration have occurred.

Discussion:

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add Cottonwood Wireless Telecommunication Facility

2. To the Project Number(s) add P96-001W2; Log No. 96-19-001A

3. To the first paragraph add as indicated: "The Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 15, 2007 which includes the following forms attached."

   A. An Addendum to the previously adopted Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated November 15, 2007.

   B. An Ordinance Compliance Checklist

ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

November 15, 2007

Environmental Review Update Checklist Form
For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted ND:

   A ND for Verizon Wireless-Cotton Wood, P96-001, ER# 96-19-1 was adopted by the San Diego Planning Commission on April 26, 1996. The adopted ND found the project would not have any potentially significant effects. The approval of this project authorized the construction and operation of an unmanned telecommunications facility consisting of an approximately 100 square foot equipment enclosure and an associated 40-foot tall wood antenna support consisting of 5 omni-directional whip antennas and 1 digital dish antenna.

2. Lead agency name and address:
   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B,
   San Diego, CA 92123-1666

   a. Contact Merry Tondro, Project Manager
   b. Phone number: (858) 694-3716
   c. E-mail: Merry.Tondro@sdcounty.ca.gov

3. Project applicant's name and address:

Kim Shaves
Verizon Wireless
15505 Sand Canyon Ave. Building D, 1st Floor
Irvine, CA, 92618

4. Summary of the activities authorized by present permit/entitlement application(s):

   The original approved Major Use Permit P96-001 approved the construction and operation of an unmanned telecommunications facility consisting of an approximately 100 square foot equipment enclosure and an associated 40-foot tall wood antenna support consisting of 5 omni directional whip antennas and 1 digital dish antenna.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES	NO
☒	☐

   If yes, describe **ALL** differences.

   Major Use Permit Modification P96-001W2 proposes an emergency Generac SD030 diesel generator for the existing unmanned telecommunications facility. The project proposes to surround the generator by an 8-foot tall CMU block wall with a 10-foot wide wrought iron double gate located on the northern side of the enclosure.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR**. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☑ NONE		
☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Haz. Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION:

On the basis of this analysis, the Department of Planning and Land Use has determined that:

☑ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Merry Tondro
Signature

June 13, 2008
Date

Merry Tondro
Printed Name

Project Manager
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or

    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or

    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES ☒ NO ☐

Major Use Permit Modification P96-001W2 proposes an emergency Generac SD030 diesel generator for the existing unmanned telecommunications facility. The project proposes to surround the generator by a 8-foot tall CMU block wall with a 10-foot wide wrought iron double gate located on the northern side of the enclosure.

The site, which is surrounded by the Rancho San Diego Conservation Bank, is predominately rural with Campo Road located to the south, the Sweetwater river located to the north, and Steel Canyon High school located to the southeast. The topography of the project site and adjacent land is mountainous.

Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. State scenic highways refer to those highways that are officially designated by the California Department of Transportation. Generally, the viewshed from a highway includes the land adjacent to and visible from the vehicular right-of-way and extends the distance of a motorist's line of vision, using a reasonable boundary when the view extends to the distant horizon. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception

of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Based on a site visit completed by County staff, the proposed project is not visible from a scenic vista, a County priority scenic route, or a State Scenic Highway, therefore the project will not have an adverse impact on these visual resources. The project is located over 1,500 feet away from Campo Road, the closest public road to the project site. Furthermore, the proposed project will not have an adverse effect on the existing visual character and quality of the project site and surroundings. The existing visual character and quality of the project site and surrounding can be characterized as rural. The proposed emergency generator is compatible with the existing visual environment in terms of visual character and quality because the facility is screened on its north and east by existing telecommunications equipment and water tanks and direct views to the south and west by existing vegetation. Furthermore, the proposed generator enclosure is only 8-feet tall. Photosims indicate that the proposed structure will visually integrate with existing structures currently existing on site.

II. AGRICULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use and/or conflicts with existing zoning for agricultural use or Williamson Act contract?

YES ☐ NO ☒

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES ☒ NO ☐

The proposes an emergency generator which will run once a week and during power outages. The project would not conflict or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or

projected air quality violation because emissions from the construction phase would be minimal and localized, resulting in PM_{10} and VOC emissions below the screening-level criteria established by San Diego Air Pollution Control District (SDAPCD) Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. Emissions associated with the project include very limited emissions of PM_{10}, NO_x and VOCs from construction/grading activities and trips to and from the facility. The limited scale of construction and the limited vehicle trips (1 – 2 per month) associated with the project would not constitute a significant air quality impact. Furthermore, any grading in excess of 200 cubic yards is subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM_{10}. Also, the project does not include any elements that would cause objectionable odors and the project would not result in exposure of significant pollutant concentrations to sensitive receptors because the project will not produce significant pollutant concentrations.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES	NO
☐	☒

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES	NO
☐	☒

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES ☐ NO ☒

VII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES ☒ NO ☐

The project is a modification to an existing unmanned wireless telecommunications facility that includes a back-up diesel generator. However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no

final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520. Furthermore, the generator will operate for approximately 15 minutes a week and fuel will be added approximately three times a year, unless an emergency warrants continued use.

VIII. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES	NO
☒	☐

Since the previous ND was adopted, there have been changes in the circumstances under which the project was undertaken related to hydrology and water quality. The County of San Diego has approved and implemented the Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). In order to demonstrate compliance with the WPO, the project submitted a Stormwater Management Plan (SWMP) prepared by Jim Todaro, dated June 17, 2004, which identifies potential construction and post-construction pollutants that may result from the project and also identifies BMPs to address the pollutants. As such the project is not anticipated to result in any substantial increase in polluted runoff or any significant adverse effects to water quality. The SWMP received for the project has been approved by DPW and it has been found that the project will reduce adverse effects to water quality to the maximum extent practicable and as such complies with the requirements of the WPO. Therefore, although there are changes in circumstances, these changes will not result in new significant environmental effects related to hydrology and water quality.

IX. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES ☐ NO ☒

X. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES ☐ NO ☒

XI. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES ☒ NO ☐

Staff has completed an independent noise assessment of the Cottonwood project P96-001W2. The noise report prepared by Mestre Greve Associates received on May 16, 2007 was only used to identify and reference the proposed generator noise emissions. The project is a Modification to a Major Use Permit consisting of a proposed Verizon Wireless Generac generator to be located to the west of an existing Verizon Wireless equipment cabinet shelter. The propose generator will be enclosed on all four sides by

a 8 foot high CMU wall with a 10 foot wide wrought iron double gate on the northern side of the enclosure. There are currently four existing unmanned wireless telecommunication facilities on-site. Combined existing noise conditions to the project site are exceeding the County Noise Ordinance sound level requirement of 45 dBA at the southern property line. Staff considers the existing noise conditions to be saturated at 45 dBA at the southern property line. Due to the existing noise conditions, any new proposal of noise generating equipment will be subject to a sound level limit of 40 dBA. The addition of 40 decibels is considered an insignificant contribution to the existing noise conditions. The proposed Verizon Wireless generator without the CMU wall enclosure will generate noise levels as high as 50 dBA at the southern property line. Implementation of the 8 foot high CMU enclosure will provide an approximate 10dB - 11dB noise reduction to the generator. The noise levels form the proposed generator, with the 8 foot high CMU wall enclosure will be reduced to levels as high as 39 dBA at the southern property line. Therefore, the proposed Verizon Wireless Generac generator will comply with the County of San Diego Noise Ordinance, Section 36.404.

XII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES	NO
☐	☒

XIII. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:fire protection, police protection, schools, parks, or other public facilities?

YES	NO
☐	☒

XIV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that

include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES ☐ NO ☒

XV. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES ☒ NO ☐

Since the previous EIR was certified or previous ND was adopted, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 1-2 ADTs. There is no change in circumstance regarding the scope of the project that would warrant additional traffic analysis. These trips will be distributed on circulation element roadways in the unincorporated county

that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. In addition, the potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, with the inclusion into and payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, there will be a less than significant impact.

XVI. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES ☐ NO ☒

XVII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES ☐ NO ☒

Attachments

- Previous environmental documentation (including any previous addenda, Negative Declarations, or EIRs (including Supplemental of Subsequent EIRs)
- Addendum to the previously adopted Negative Declaration

XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

Mestre Greve Associates, Noise Analysis for Verizon Wireless "Cottonwood Site", April 13, 2006.

Anthony J. Lewis, "Seiche," Discovery Channel School, original content provided by World Book Online, http://www.discoveryschool.com/homeworkhelp/worldbook/atozgeography/s/500060.html, June 25, 2001.

California Department of Fish and Game. Fish and Game Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines 1997

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter3, Section 15382.

California Integrated Solid Waste Management Act, 1989

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

City of Los Angeles, L.A. CEQA Thresholds Guide, Section C Geology, D Water Resources

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation Element of the General Plan (especially Appendices G – Unique Geological Features, Pages X-G-1thru X-G-7)

County of San Diego Public Facility Element of the General Plan (Section 6-Solid Waste, XII-6-1)

County of San Diego Scenic Highway Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.), February 20, 2002

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection, 1998

http://www.lacity.org/EAD/laceqa/ceqaindex.html

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Ventura County Initial Study Assessment Guidelines, Ventura County, November 1992.

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Wetland Training Institute, Inc. 1993. Wetland Delineation Lecture Notes based on Corps of Engineers 1987 Manual

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF P96-001W^2; COTTONWOOD WIRELESS TELECOMMUNICATION FACILITY MODIFICATION, ER# 96-19-001A

June 13, 2008

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

The project is for an unmanned wireless telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

	YES	NO	NOT APPLICABLE/EXEMPT
The wetland and wetland buffer regulations (Section 86.604(a) and (b)) of the Resource Protection Ordinance?	☒	☐	☐
The Floodways and Floodplain Fringe section (Section 86.604(c) and (d)) of the Resource Protection Ordinance?	☒	☐	☐
The Steep Slope section (Section 86.604(e)(2)(iii))?	☒	☐	☐
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	☒	☐	☐
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	☒	☐	☐

Wetland and Wetland Buffers:
The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Floodways and Floodplain Fringe:
The project is not located near any floodway/floodplain fringe area as defined in the resource protection ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Steep Slopes:
The site does contain steep slopes according to the RPO. However, according to Section 86.604(e)(2)(iii), public and private utility systems are exempt from this section of the RPO provided that findings are made that the least environmentally damaging alignment has been selected. This site meets this criteria because there are no sensitive biological resources anticipated in the area where the proposed CMU enclosure is to be placed. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Sensitive Habitats:
No sensitive habitat lands were identified on the site as determined on a site visit conducted by DPLU Staff on July 7, 2005. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:
Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow on November 16, 2007, it has been determined that the project site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES	NO	NOT APPLICABLE
☒	☐	☐

The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site. The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, it is in compliance with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO).

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES	NO	NOT APPLICABLE
☒	☐	☐

Staff has completed an independent noise assessment of the Cottonwood project P96-001W2. The noise report prepared by Mestre Greve Associates received on May 16, 2007 will only be used to identify and reference the proposed generator noise emissions. The project is a Modification to a Major Use Permit consisting of a proposed Verizon Wireless Generac generator to be located to the west of an existing Verizon Wireless equipment cabinet shelter. The propose generator will be enclosed on all four sides by a 8 foot high CMU wall with a 10 foot wide wrought iron double gate on the northern side of the enclosure. The parcel currently supports four existing unmanned wireless telecommunication facilities. Combined existing noise conditions to the project site are exceeding the County Noise Ordinance sound level requirement of 45 dBA at the southern property line. Staff considers the existing noise conditions to be saturated at 45 dBA at the southern property line. Due to the existing noise conditions, any new proposal of noise generating equipment will be subject to a sound level limit of 40 dBA. The addition of 40 decibels is considered an insignificant contribution to the existing noise conditions. The proposed Verizon Wireless generator without the CMU wall enclosure will generate noise levels as high as 50 dBA at the southern property line. Implementation of the 8 foot high CMU enclosure will provide an approximate 10dB -

11dB noise reduction to the generator. The noise levels form the proposed generator, with the 8 foot high CMU wall enclosure will be reduced to levels as high as 39 dBA at the southern property line. Therefore, the proposed Verizon Wireless Generac generator will comply with the County of San Diego Noise Ordinance, Section 36.404.

STANDBY GENERATOR AND AIR CONDITIONER NOISE ANALYSIS FOR VERIZON WIRELESS " COTTONWOOD SITE" COUNTY OF SAN DIEGO

Report #06-101.B
April 13, 2006
Revised April 24, 2007

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STANDBY GENERATOR AND AIR CONDITIONER NOISE ANALYSIS FOR VERIZON WIRELESS "COTTONWOOD SITE" COUNTY OF SAN DIEGO

1.0 INTRODUCTION

This report addresses the potential noise impacts on the adjacent property lines from the standby generator and air conditioner planned for use at the project. The project is located at 12118 Campo Road, Rancho San Diego in the County of San Diego as shown in Exhibit 1. The site plan is shown in Exhibit 2.

The County of San Diego is requesting that all existing noise sources at the Cottonwood site be addressed in this report. The County is also requesting that this report demonstrate that the addition of a standby generator at the Verizon facility will not yield a net increase that causes the combined noise levels to exceed 45 decibels at any property line.

The analysis will determine the potential noise levels for observers at the property lines. Noise impacts on observers at the property lines will then be compared to the County of San Diego Noise Ordinance limits.

2.0 BACKGROUND ON NOISE

Sound is technically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dB higher than another is judged to be twice as loud; and 20 dB higher four times as loud; and so forth. Everyday sounds normally range from 30 dB (very quiet) to 100 dB (very loud).

Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Community noise levels are measured in terms of the "A-weighted decibel," abbreviated dBA. Exhibit 3 provides examples of various noises and their typical A-weighted noise level.

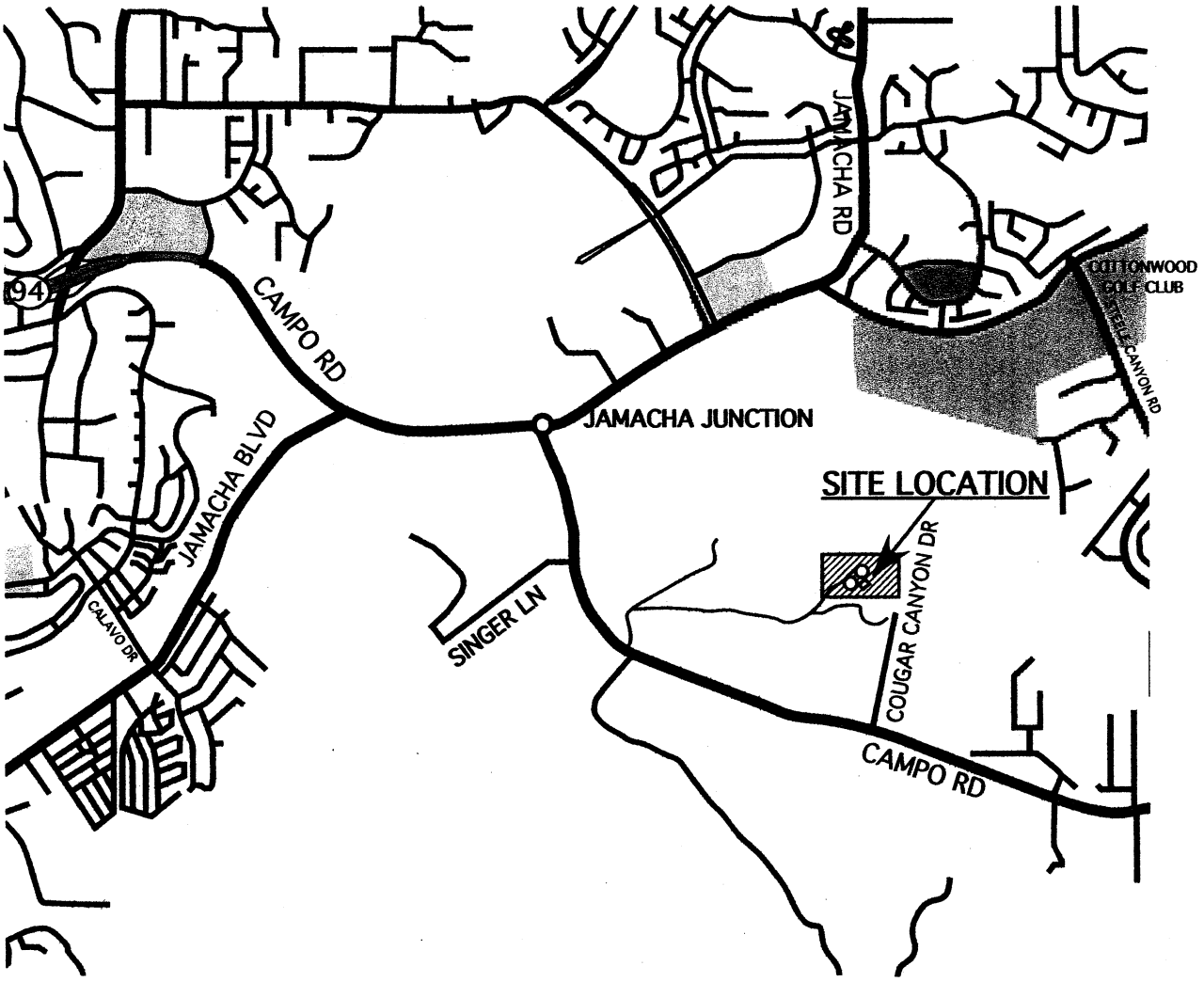


Exhibit 1 - Vicinity Map

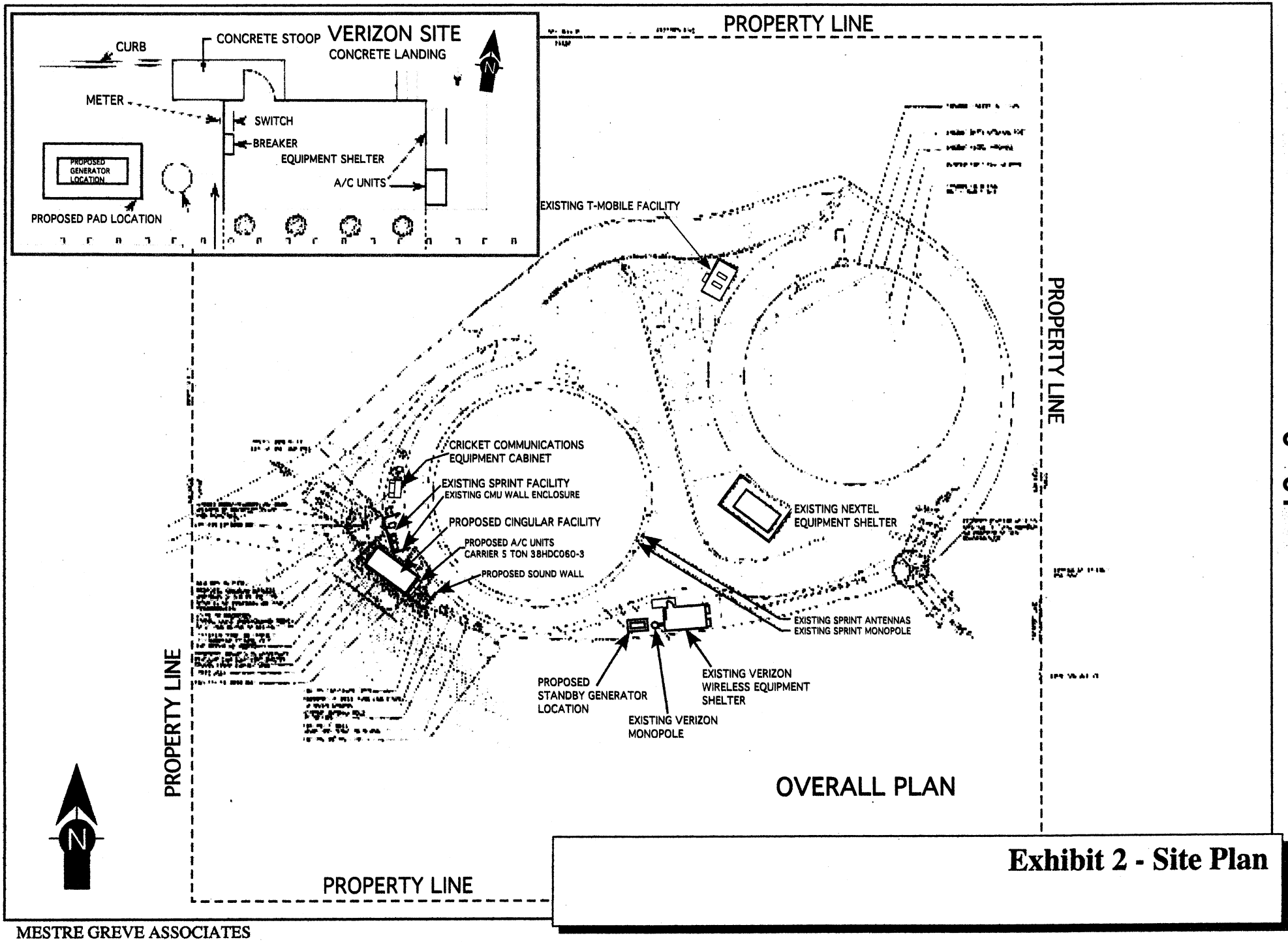
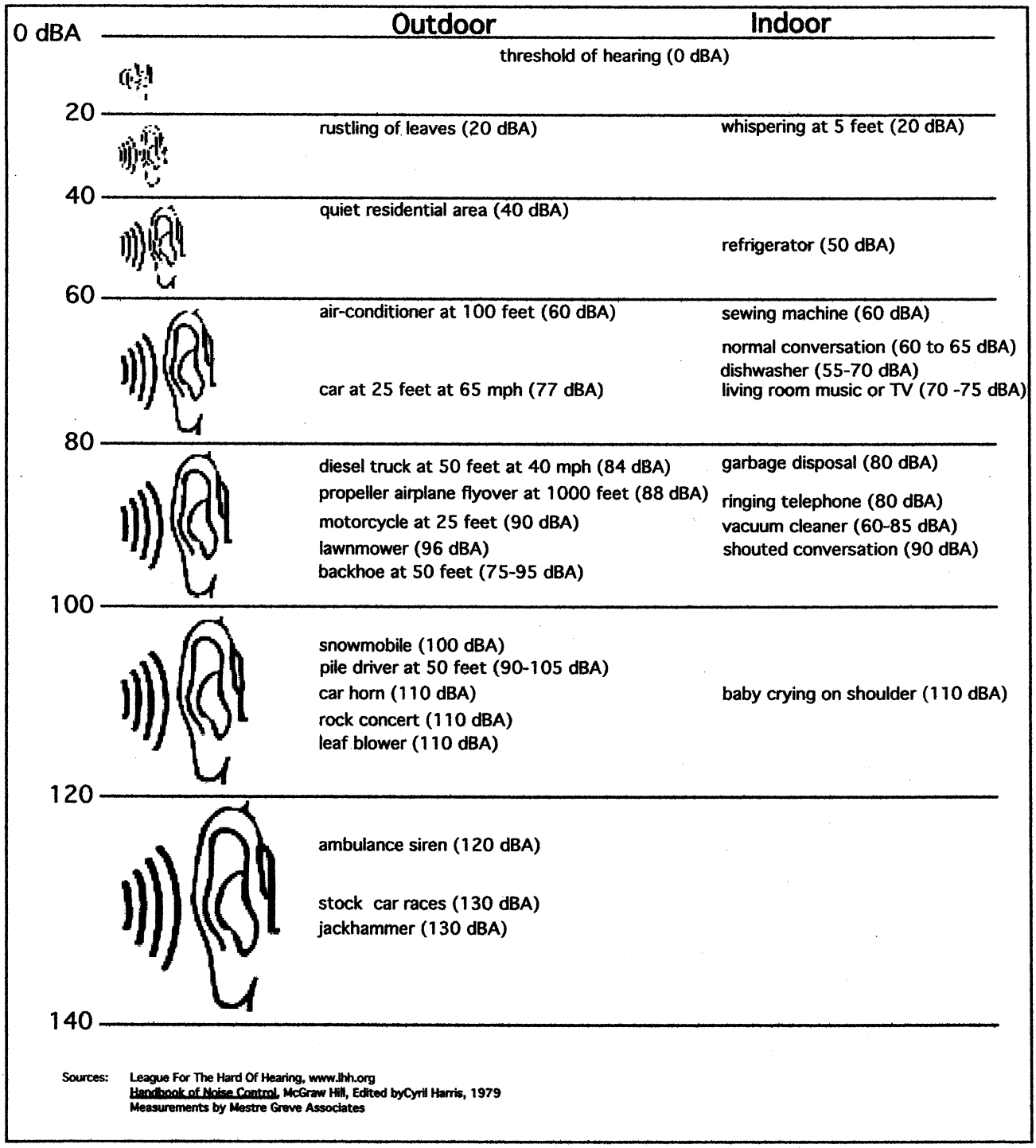


Exhibit 2 - Site Plan

MESTRE GREVE ASSOCIATES



Sources: League For The Hard Of Hearing, www.lhh.org
Handbook of Noise Control, McGraw Hill, Edited byCyril Harris, 1979
Measurements by Mestre Greve Associates

Exhibit 3 - Typical Noise Levels

Sound levels decrease as a function of distance from the source as a result of wave divergence, atmospheric absorption and ground attenuation. As the sound wave travels away from the source, the sound energy is dispersed over a greater area, thereby dispersing the sound power of the wave. Intervening topography or sound walls can also have a substantial effect on the effective perceived noise levels.

Noise has been defined as unwanted sound and it is known to have several adverse effects on people. From these known effects of noise, criteria have been established to help protect the public health and safety and prevent disruption of certain human activities. This criteria is based on such known impacts of noise on people as hearing loss, speech interference, sleep interference, physiological responses and annoyance. Each of these potential noise impacts on people are briefly discussed in the following narratives:

HEARING LOSS is not a concern in community noise situations of this type. The potential for noise induced hearing loss is more commonly associated with occupational noise exposures in heavy industry or very noisy work environments. Noise levels in neighborhoods, even in very noisy airport environs, are not sufficiently loud to cause hearing loss.

SPEECH INTERFERENCE is one of the primary concerns in environmental noise problems. Normal conversational speech is in the range of 60 to 65 dBA and any noise in this range or louder may interfere with speech. There are specific methods of describing speech interference as a function of distance between speaker and listener and voice level.

SLEEP INTERFERENCE is a major noise concern for traffic noise. Sleep disturbance studies have identified interior noise levels that have the potential to cause sleep disturbance. Note that sleep disturbance does not necessarily mean awakening from sleep, but can refer to altering the pattern and stages of sleep.

PHYSIOLOGICAL RESPONSES are those measurable effects of noise on people that are realized as changes in pulse rate, blood pressure, etc. While such effects can be induced and observed, the extent is not known to which these physiological responses cause harm or are signs of harm.

ANNOYANCE is the most difficult of all noise responses to describe. Annoyance is a very individual characteristic and can vary widely from person to person. What one person considers tolerable can be quite unbearable to another of equal hearing capability.

3.0 SAN DIEGO COUNTY NOISE ORDINANCE CRITERIA

Noise ordinances are designed to protect adjacent noise-sensitive land uses from non-transportation related noise sources (e.g., manufacturing facilities, music, mechanical equipment, and activities on private property). To control these types of non-transportation related noise, many communities have developed noise ordinances.

Section 36.404 of the County's Noise Ordinance states that "Unless a variance has been applied for and granted, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, **at any point on or beyond the boundaries of the property line on which the sound is produced**, exceeds the applicable limits set forth below". See Table 1 below for the County of San Diego's applicable limits.

Table 1
TABLE OF APPLICABLE LIMITS *

	Land Use Zone	Time of Day	One-Hour Average Sound Level (decibels)
1.	R-S, R-D, R-R, R-MH, A-70, A-72, S-80, S-81, S-87, S-88, S-90, S-92, R-V, and R-U Use Regulations with a density of less than 11 dwelling per acre.	7 a.m. to 10 p.m. 10 p.m. to 7 a.m.	50 dBA 45 dBA
2.	R-RO, R-C, R-M, C-30, S-86, RV AND R-U Use Regulations with a density of 11 or more dwelling units per acre	7 a.m. to 10 p.m. 10 p.m. to 7 a.m.	55 dBA 50 dBA
3.	S-94 and all other commercial zones.	7 a.m. to 10 p.m. 10 p.m. to 7 a.m.	60 dBA 55 dBA
4.	M-50, M-52, M-54	Anytime	70 dBA
5.	S-82, M-58, and all other industrial zones.	Anytime	75 dBA

* Taken from Chapter 4: Noise Abatement and Control, Section 36.404 "Sound Level Limits"

The project site as well as the adjacent land uses are either zoned S-90 or S-88, which allows for a one-hour average sound level of 50 decibels (dBA) from 7 a.m. to 10 p. m. and 45 decibels from 10 p.m. to 7 a.m.

4.0 AMBIENT NOISE LEVELS

Ambient noise measurements were taken on April 19, 2007. The results of these measurements are presented below in Table 2. The noise monitor used for the measurements was a Brüel & Kjær Type 2236 sound level meter, with a Brüel & Kjær Type 4188 1/2" electret condenser microphone. The measurement system was calibrated before and after the measurements with a Brüel & Kjær Type 4230 sound level calibrator with calibration traceable to the National Institute of Standards and Technology.

Table 2
SUMMARY OF AMBIENT NOISE LEVELS

LEQ	Lmax	Lmin	L8	L25	L50	L90
47.9	62.0	44.0	49.0	48.0	46.5	45.0

There measurements were taken from 12:45 PM to 12:51 PM. The total duration of the measurement was about 6-1/2 minutes. Weather conditions were mild. The day was sunny and warm with a light breeze and thin-high clouds. The ambient noise source was due to a light breeze and traffic from Campo Road below and to the east.

5.0 EQUIPMENT NOISE LEVELS

5.1 Existing Facilities

Noise levels from the existing equipment for other carriers at the site were obtained from the "Noise Impact Analysis, Cingular Wireless, Site Number SS-625-01, Otay Campo Water", prepared by Eilar Associates, dated August 22, 2006. The existing noise levels are addressed below.

5.1.1 Sprint Wireless Facility

The Sprint Wireless facility makes use of a Modcell 3.0 unit / power supply cabinet. It is assumed that the Sprint facility will operate 24 hours a day, 7 days a week. According to the above mentioned report, a noise measurement of a Modcell 3.0 unit / power supply cabinet combination was made at another operational Sprint Wireless installation at 1275 Quail Garden Drive, Encinitas, California, at 9:30 a.m. on January 21, 2005. The units measured are assumed to be a worst-case scenario. Noise levels of the Modcell 3.0 unit are presented below in Table 3.

Table 3
SUMMARY OF MEASURED NOISE LEVELS OF A MODCELL 3.0 UNIT / POWER SUPPLY CABINET COMBINATION

OCTAVE BAND FREQUENCY	63	125	250	500	1K	2K	4K	8K	LEQ
NOISE LEVELS AT 3 FEET (dB)	68.9	67.0	71.3	68.6	61.8	56.7	48.8	44.5	**68.9 dBA**

The results of Table 3 show that the Modcell power supply cabinet produces a noise level of 68.9 dBA at 3 feet.

5.1.2 Verizon Wireless Facility

The Verizon Wireless facility makes use of two Marvair Compac II HVAC units, which are installed on the east side of the existing equipment shelter. The County of San Diego is requiring that a noise level of 74 decibels at a distance of 5 feet be used for each of the two HVAC units, or a combined noise level of 77 decibels at a distance of 5 feet for both units. The calculations show that the two HVAC units produce a combined sound power level of 8.84 Bels.

5.1.3 Nextel Wireless Facility

The Nextel Wireless facility makes use of two different exterior mounted air conditioner units, a Marvair Compac I mounted to the exterior of the shelter and a Carrier 38CKC060-300 unit next to the shelter. According to the noise report by Eilar Associates dated August 22, 2006, measurements of a similar Marvair Compac I unit were made at Prince of Peace Abbey, 650 Benet Hill Road, Oceanside, California at 10:30 a.m. on June 14, 2001. The noise level produced by the Marvair Compac I unit are presented below in Table 4.

Table 4
SUMMARY OF MEASURED NOISE LEVELS OF A MARVAIR COMPAC I HVAC UNIT

OCTAVE BAND FREQUENCY	63	125	250	500	1K	2K	4K	8K	LEQ
NOISE LEVELS AT 5 FEET (dB)	71.3	77.8	77.8	72.4	66.0	63.1	60.7	54.6	**74.1 dBA**

The results of Table 4 show that the Marvair Compac I HVAC unit produces a noise level of 74.1 dBA at 5 feet, or sound power level of 8.55 Bels.

According to the noise report by Eilar Associates, the noise levels for the Carrier 38CKC060-300 were obtained from the manufacturer. The noise level for the Carrier 38CKC060-300 is shown below in Table 5. The results show that the Carrier 38CKC060-300 produces a sound power level of 78.2 dBA, or 7.82 Bels.

Table 5
SUMMARY OF NOISE LEVELS FOR THE CARRIER 38CKC060-300

OCTAVE BAND FREQUENCY	125	250	500	1K	2K	4K	8K	SUM
SOUND POWER LEVEL (dBA)	57.5	68.0	69.0	72.5	70.5	71.0	70.0	**78.2**

5.1.4 T-Mobile Wireless Facility

The T-Mobile Wireless facility makes use of two Carrier 38HDC048-331 HVAC units mounted on the rooftop of the existing T-Mobile shelter. According the noise report by Eilar Associates, the noise levels for the Carrier 38HDC048-331 units were obtained from the manufacturer. The noise levels for the Carrier 38HDC048-331 units are shown in Table 6 below.

Table 6
SUMMARY OF NOISE LEVELS
FOR THE CARRIER 38HDC048-331

OCTAVE BAND FREQUENCY	125	250	500	1K	2K	4K	8K	SUM
SOUND POWER LEVEL (dBA)	58.5	63.2	64.3	65.3	64.2	61.3	50.7	**71.1**

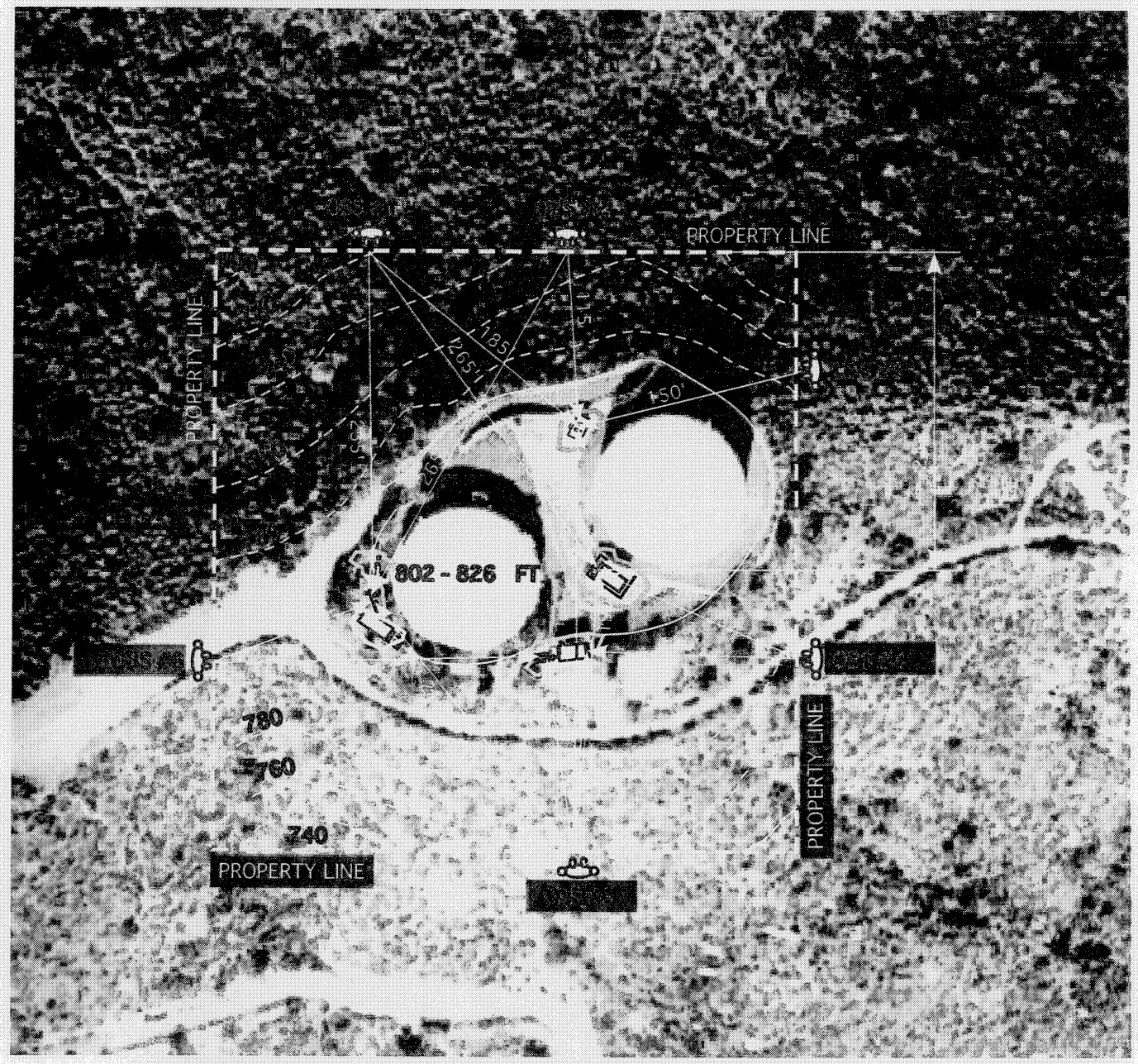
The results in Table 6 above show that the Carrier 38HDC048-331 produces a combined sound power level of 7.31 Bels for the two units, or 7.11 Bels for each unit.

5.1.5 Existing Noise Impacts on Property Lines

Exhibit 4 shows the existing noise producing equipment for each carrier in relationship to the observers at each property line. On the exhibit we show line of site from the equipment to Observers #1 through Observers #6. Observer #1 and Observer #2 are located at the northern property line. Observer #3 and Observer #4 are located at the eastern property line. Observer #5 is located at the southern property line. And Observer #6 is located at the western property line.

The County Noise Ordinance (Section 36.404) states that it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, **at any point on or beyond the boundaries of the property line on which the sound is produced,** exceeds the applicable limits set forth in the ordinance. The County of San Diego's nighttime (10:00 p.m. to 7:00 a.m.) noise standard is 45 dBA at the property line.

Exhibit 4 shows that Observer #1 is located approximately 235 feet from the Modcell 3.0 power supply cabinet at the Sprint Wireless facility. The Modcell 3.0 power supply cabinet produces noise levels of about 68.9 dBA at a distance of 3 feet. Therefore, the noise levels from the power supply cabinet will be about 31 dBA for Observer #1 at the northern property line. The exhibit shows that Observer #2 is located approximately 265 feet from the power supply cabinet. Therefore, the noise levels from the power supply cabinet will be about 30 dBA for Observer #2 at the northern property line. The exhibit shows that Observer #5 is located approximately 210 feet from the power supply cabinet. Therefore, the noise levels from the power supply cabinet will be about 32 dBA for Observer #5 at the southern property line. The exhibit shows that Observer #6 is located approximately 115 feet from the power supply cabinet. Therefore, the noise levels from the power supply cabinet will be about 37.2 dBA for Observer #6 at the western property line. Observers #3 and #4 are shielded from the power supply cabinet by the water tanks.



CRICKET
SPRINT
CINGULAR
VERIZON
NEXTEL
T-MOBILE

= OBSERVER

N

Exhibit 4 - Distance of Property Line Observer to Each Noise Producing Source

Exhibit 4 shows that Observer #2 is located approximately 275 feet from the two Marvair Compac II HVAC units at the Verizon Wireless facility. The Marvair Compac II units produce a combined sound power level of 77 decibels at 5 feet, or 8.84 Bels for both units. Therefore, the noise levels from the two Verizon Wireless HVAC units will be about 42.2 dBA for Observer #2 at the northern property line. The exhibit shows that Observer #4 is located approximately 140 feet from the two HVAC units. Therefore, the noise levels from the two Verizon Wireless HVAC units will be about 42.2 dBA for Observer #4 at the eastern property line. The exhibit shows that Observer #5 is located approximately 130 feet from the two HVAC units. Therefore, the noise levels from the two Verizon Wireless HVAC units will be about 48.7 dBA for Observer #5 at the southern property line. The exhibit shows that Observer #6 is located approximately 220 feet from the two HVAC units. Observer #6 receives at least 3 dB of shielding from the existing Verizon shelter positioned between the observer and the two HVAC units. Therefore, the noise levels from the two Verizon Wireless HVAC units will be about 43.4 dBA for Observer #6 at the eastern property line. Observers #1 and #3 are shielded from the two Verizon HVAC units by the water tanks.

Exhibit 4 shows that Observer #1 is located approximately 265 feet from the two HVAC units at the Nextel Wireless facility. The Marvair Compac I HVAC unit produces a noise level of 74.1 dBA at 5 feet, or sound power level of 8.55 Bels. The Carrier 38CKC060-300 produces a sound power level of 78.2 dBA, or 7.82 Bels. Therefore, the noise levels from these two Nextel Wireless HVAC units will be about 41.0 dBA for Observer #1 at the northern property line. The exhibit shows that Observer #2 is located approximately 215 feet from the two HVAC units. Therefore, the noise levels from the two Verizon Wireless HVAC units will be about 42.8 dBA for Observer 2 at the northern property line. The exhibit shows that Observer #4 is located approximately 145 feet from the two HVAC units. Because of the noise barrier effect from the surrounding retaining wall and the existing Nextel shelter, there will be noise reduction of about 14.8 dB from the retaining wall and shelter. Therefore, the noise levels from the two Verizon Wireless HVAC units will be about 31.6 dBA for Observer #4 at the eastern property line. The exhibit shows that Observer #5 is located approximately 190 feet from the two HVAC units. Because of the noise barrier effect from the surrounding retaining wall and the existing Nextel shelter, there will be noise reduction of about 14.8 dB from the retaining wall and shelter. Therefore, the noise level from the two Verizon Wireless HVAC units will be about 43.8 dBA for Observer #5 at the southern property line. Observers #3 and #6 are shielded from the two Nextel HVAC units by the water tanks.

Exhibit 4 shows that Observer #1 is located approximately 185 feet from the two HVAC units at the T-Mobile Wireless facility. The Carrier 38HDC048-331 HVAC produces a sound power level of 71.1 dBA for each unit, or 7.31 Bels for both units. Therefore, the noise levels from these two T-Mobile Wireless HVAC units will be about 30.3 dBA for Observer #1 at the northern property line. The exhibit shows that Observer #2 is located approximately 115 feet from the two HVAC units. Therefore, the noise levels from the two T-Mobile Wireless HVAC units will be about 34.4 dBA for Observer #2 at the northern property line. The exhibit shows that Observer #3 is located approximately 150 feet from the two HVAC units. Therefore, the noise levels from the two T-Mobile Wireless HVAC units will be about 32.1 dBA for Observer #3 at the eastern property line. The exhibit shows that Observer #5 is located approximately 285 feet from the two HVAC units. Therefore, the noise levels from the two T-Mobile Wireless HVAC units will be about 26.6 dBA for Observer #5 at the southern line. Observers #4 and #6 are shielded from the two T-Mobile HVAC units by the water tanks.

5.2 Proposed Verizon Wireless Equipment

Exhibit 4 shows the Verizon Wireless planned standby generator installation location in respect to each property line observer. On the exhibit we show the line of sight from the standby generator to each observer impacted by noise from the generator. The standby generator impacting an observer at the nearest property line of the cell phone site can be considered the worst-case because this is the nearest noise sensitive area to the site. This is in accordance with the County Noise Ordinance (Section 36.404) which states that it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, **at any point on or beyond the boundaries of the property line on which the sound is produced**, exceeds the applicable limits set forth in the ordinance. The exhibit shows that an observer at the nearest southern property line is located approximately 125 feet from the standby generator.

The standby generator planned for use at the site is a Generac, model #SD030. Specific data for this generator obtained from the manufacturer demonstrates that it produces noise levels of about 64.9 dBA at a distance of 23 feet. Calculations were based on the assumption that the generator would operate continuously during the nighttime period. This represents the worst-case scenario. It is our understanding that the generator only runs for approximately 15 minutes, one day per week, during daytime hours for the purpose of testing the unit. Using the data above it was determined that the standby generator unmitigated noise level will be about 42.2 dBA for Observer #2 at the northern property line. The standby generator unmitigated noise level will be about 48.0 for Observer #4 at the eastern property line. The standby generator unmitigated noise level will be about 48.7 for Observer #5 at the southern property line. The standby generator unmitigated noise level will be about 43.4 for Observer #6 at the western property line. Since the nighttime (10 p.m. to 7 a.m.) noise standard of 45 dBA will be applied at all property lines some sort of noise mitigation will be needed in order to meet the 45 dBA noise standard at the eastern and southern property lines. The calculation data is shown in the appendix.

5.2.1 Unmitigated Noise Levels

Existing unmitigated noise levels for each observer from each noise source (Carrier), along with the total existing noise levels at the property line for each observer are presented below in Table 7.

Table 7
SUMMARY OF UNMITIGATED NOISE LEVELS
FOR OBSERVERS AT THE PROPERTY LINES

	+++++++++ CARRIER +++++++++				Total (no new Verizon	Total (with new Verizon
OBSERVER	Sprint	Verizon	Nextel	T-Mobile	Equipment)	Equipment)
		A/C GEN				
OBSERVER #1	31.0	--	41.0	30.3	**41.7**	**41.7**
OBSERVER #2	30.0	42.2 (43.3)	42.8	34.4	**45.9**	**46.5**
OBSERVER #3	--	--	--	32.1	**32.1**	**32.1**
OBSERVER #4	--	48.0 (47.3)	31.6	--	**48.1**	**50.7**
OBSERVER #5	32.0	48.7 (50.2)	43.8	26.6	**50.0**	**53.1**
OBSERVER #6	37.2	41.0 (45.3)	--	--	**42.1**	**47.1**

The results of Table 7 show that, without the addition of the Verizon equipment, the unmitigated noise levels for Observer #1 would be approximately 41.7 dBA at the northern property line. Unmitigated noise levels for Observer #2 would be approximately 45.9 dBA at the northern property line. Unmitigated noise levels for Observer #3 would be approximately 32.1 dBA at the eastern property line. Unmitigated noise levels for Observer #4 would be approximately 48.1 dBA at the eastern property line. Unmitigated noise levels for Observer #5 would be approximately 50.0 dBA at the southern property line. Unmitigated noise levels for Observer #6 would be approximately 42.1 dBA at the western property line.

With the addition of the standby generator for Verizon Wireless, the unmitigated noise levels for Observer #1 would be approximately 41.7 dBA at the northern property line. Unmitigated noise levels for Observer #2 would be approximately 46.5 dBA at the northern property line. Unmitigated noise levels for Observer #3 would be approximately 32.1 dBA at the eastern property line. Unmitigated noise levels for Observer #4 would be approximately 50.7 dBA at the eastern property line. Unmitigated noise levels for Observer #5 would be approximately 53.1 dBA at the southern property line. Unmitigated noise levels for Observer #6 would be approximately 47.1 dBA at the western property line.

5.2.2 Mitigated Noise Levels

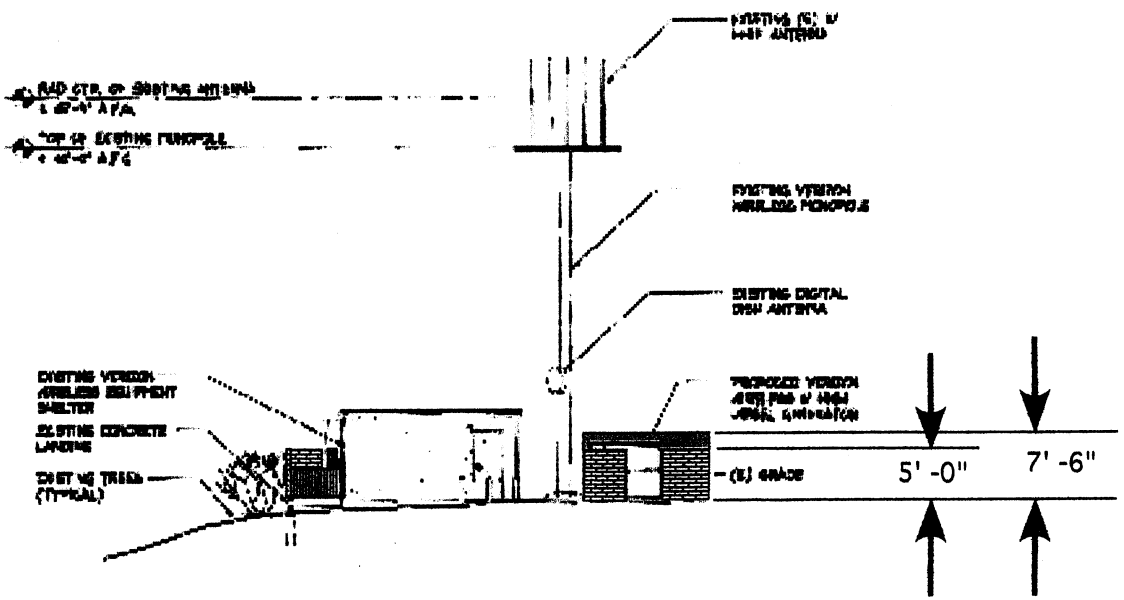
Since the projected standby generator noise levels for the Verizon Wireless facility are about 48.0 dBA LEQ for Observer #4 at the eastern property line, and 48.7 dBA LEQ for Observer #5 at the southern property line, some form of a noise barrier will be required to meet the nighttime noise ordinance criteria of 45 dBA at these property lines.

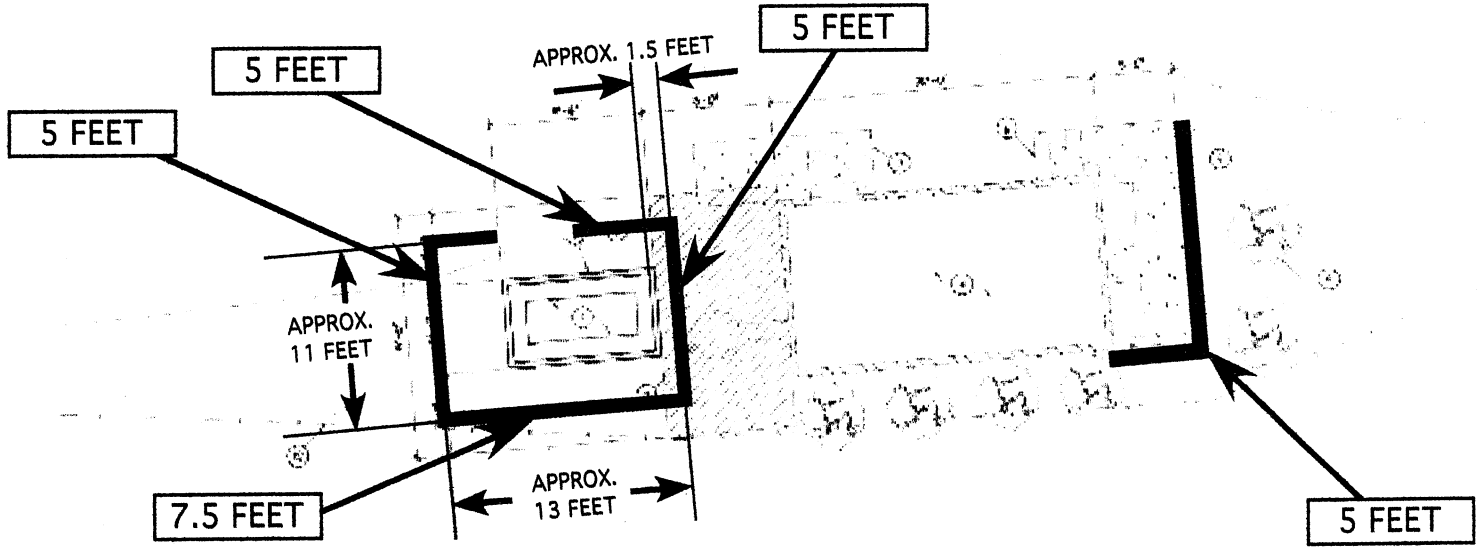
The noise barrier for the standby generator will consist of a wall. The noise barrier must have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps. The wall may be constructed of stud and stucco, any masonry material, or a combination of these materials.

The noise barrier needs to wrap around the standby generator with an access opening facing to the north, away from the nearest adjacent southern property line. The north, east, and west facing noise barrier walls surrounding the generator shall be 5 feet in height. The south facing noise barrier wall surrounding the generator needs to be 7.5 feet in height. This is due to the higher noise impact on the southern property line, which is approximately 125 feet from the standby generator. The barriers on the north and south side should be approximately 13 feet in length. The barriers on the east and west side should be approximately 11 feet in length. The general rule of thumb would be to allow about 3 feet between a generator and the noise barrier for the purpose of accessing equipment. It is recognized that this cannot be accomplished to the east side of the generator due to the existing monopole. See Exhibit 5 for the noise barrier height and location.

A five-foot high noise barrier will also need to be constructed for the existing HVAC units mounted to the side of the existing Verizon Wireless equipment shelter. This is required to reduce the combined total projected noise levels of all the equipment for all carriers at all property lines to acceptable levels. This noise barrier must somehow be attached to the south-east corner of the Verizon shelter and extend along the existing concrete pad to meet at the north-east corner of the existing railing along the steps leading to the HVAC units

With the noise barriers in place, noise levels are projected to meet the County's noise ordinance criteria of 45 dBA for all observers at all property lines at the site. Mitigated noise levels for each observer from each noise source (Carrier), along with the total mitigated noise levels at the property line for each observer are presented below in Table 8.





N

Barrier Height (relative to pad elevation)

Exhibit 5 - Noise Barriers Required to Meet the County Noise Ordinance

MESTRE GREVE ASSOCIATES

Table 8
SUMMARY OF MITIGATED NOISE LEVELS (dBA)
FOR OBSERVERS AT THE PROPERTY LINES

	++++++++++++ CARRIER ++++++++++++				
OBSERVER	Sprint	Verizon	Nextel	T-Mobile	Total
OBSERVER #1	31.0	--	41.0	30.3	**41.7**
OBSERVER #2	30.0	36.1	42.8	34.4	**44.3**
OBSERVER #3	--	--	--	32.1	**32.1**
OBSERVER #4	--	39.7	31.6	--	**40.4**
OBSERVER #5	32.0	37.5	43.8	26.6	**45.0**
OBSERVER #6	37.2	40.3	--	--	**42.0**

The results show that with the noise mitigation measures called out for within this report, the addition of a standby generator at the Verizon Wireless facility will not contribute to a net increase that causes the combined noise levels of all equipment at the site to exceed 45 dB at any property line of the site.

5.3 Combined Noise Levels

As can be seen in Table 8 above, the combined noise levels from the planned standby generator for the Verizon facility and of all other existing equipment for all carriers at the site will comply with the County of San Diego Noise Ordinance criteria of 45 dBA at the property lines. See Table 9 below for a summary of the combined noise levels for each observer at the property lines.

Table 9
SUMMARY OF COMBINED NOISE LEVELS
FOR OBSERVERS AT THE PROPERTY LINES

OBSERVER	PROPERTY LINE	TOTAL NOISE LEVEL
OBSERVER #1	Northern	**41.7 dBA**
OBSERVER #2	Northern	**44.3 dBA**
OBSERVER #3	Eastern	**32.1 dBA**
OBSERVER #4	Eastern	**40.4 dBA**
OBSERVER #5	Southern	**45.0 dBA**
OBSERVER #6	Western	**42.0 dBA**

APPENDIX 1
Standby Generator and Air Conditioning Noise Level Calculations

NZ Levels

"Cottonwood" San Diego Co.
Milestone Wireless - Matt Vigil 562-889-7925
REPORT #06-101.B
FRED / KEITH T; April 2006

CASE 1 - GENERATOR IMPACTING NEAREST PROPERTY LINE	
REFERENCE DISTANCE	**23**
REFERENCE LEVEL	**64.9**
dB / DOUBLING OF DISTANCE	6
dB / DECADE OF DISTANCE	20
RECEIVER DISTANCE	125
SOUND LEVEL	**50.2**

NOISE STANDARD (night) is 45 dBA LEQ

REVISED APRIL 23, 2007

"Cottonwood" San Diego Co.
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BARRIER PREDICTION WORKSHEET, POINT SOURCE
Last Update: 5-25-99

Sound Pressure Level of	68.9	dBA at	3.0'	feet

Critical Freq. (Hz)	500	(FG)

Noise Level at 50'	44.5

MODCELL 3.0 UNIT/ POWER SUPPLY CABINET COMBINATION

GENERAC: 64.9 dBA 23.0 FT 58.2

CARRIER
1
Sprint

Dist.	dBA
10	58.4
17	53.8
20	52.4
25	50.5
30	**48.9**
35	47.6
40	46.4
50	44.5
60	42.9
75	40.9
100	38.4

dBA	Dist.
48	33
49	30
50	26
51	24
52	21
53	19
54	17
55	15
60	8
65	5

Lot	Elevation	Source Ht	Source Elevation	Distance To Wall	Base Of Wall (at top of slope)	Dist. To Observer	Observer Elevation	Observer Height	Wall Height	Barrier Reduction	Noise Level (dBA)
North PL (with wall) OBS #1	802.0	3	805.0	6	802.0	235	720.0	5	0.0	0.0	31.0
North PL (with wall) OBS #2	802.0	3	805.0	6	802.0	260	745.0	5	0.0	0.0	30.0
South PL (with wall) OBS #5	802.0	3	805.0	6	802.0	210	740.0	5	0.0	0.0	32.0
West PL (with wall) OBS #6	802.0	3	805.0	6	802.0	115	800.0	5	0.0	0.0	37.2

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PRBD / KEITH T. April 2007

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OBSERVER #2 / VERIZON AC

CARRIER
2
Verizon
North Property Line

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	275.0	- 46.2 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**42.2 dB**	*74 decibels at 5 feet*

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	3.0
Barrier to Receiver.....	272
L1.....	3.244
L2.....	272.046
D.....	275.087
Difference.....	1.28
Min. Barrier Height.....	7.02
BARRIER HEIGHT	9.0'

CHECKER

L1.....	3.244
L2.....	272.046
D.....	275.087
Difference.....	1.28

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 14.8 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	275.0	- 46.2 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**27.3 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	3.0
Barrier to Receiver.....	272
L1.....	3.660
L2.....	272.300
D.....	275.087
Difference.....	0.68
Min. Barrier Height.....	3.02
BARRIER HEIGHT	5.0'

CHECKER

L1.....	3.660
L2.....	272.300
D.....	275.087
Difference.....	0.68

"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolset / 760 525-1763
REPORT #06-101.B
FRED / KEITH T; April 2007

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OBSERVER #4 / VERIZON AC

CARRIER
2
Verizon
EAST PROP LINE

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	140.0	- 40.4 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**48.0 dB**	*74 decibels at 5 feet*

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier.................	3.0
Barrier to Receiver..............	137
L1...........	4.243
L2...........	137.091
D............	140.014
Difference........................	1.32
Min. Barrier Height............	5.04
BARRIER HEIGHT	0.0'

CHECKER

L1.................	[illegible]
L2.................	137.091
D.................	140.014
Difference........	1.32

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.80	- 14.8 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	140.0	- 40.4 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**33.2 dB**	

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier.................	3.0
Barrier to Receiver..............	137
L1...........	3.606
L2...........	137.000
D............	140.014
Difference........................	0.59
Min. Barrier Height............	3.04
BARRIER HEIGHT	5.0'

CHECKER

L1.................	[illegible]
L2.................	137.000
D.................	140.014
Difference........	0.59

"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolsen / 760-525-1263
REPORT #06-101.B
FRED / KEITH C April 2007

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OBSERVER #5 / VERIZON AC

CARRIER
2
Verizon
EAST PROP LINE

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	130.0	- 39.7 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**48.7 dB**	*74 decibels at 5 feet*

Barrier Path Difference

		CHECKER	
Height of Source.....	3		
Height of Receiver.....	5		
Source to Barrier.....	3.0		
Barrier to Receiver.....	127		
L1.....	4.243	L1.....	4.243
L2.....	127.008	L2.....	127.008
D.....	130.015	D.....	130.015
Difference.....	1.33	Difference.....	1.33
Min. Barrier Height.....	5.05		
BARRIER HEIGHT	0.0'		

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 14.8 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	130.0	- 39.7 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**33.8 dB**	

Barrier Path Difference

		CHECKER	
Height of Source.....	3		
Height of Receiver.....	5		
Source to Barrier.....	3.0		
Barrier to Receiver.....	127		
L1.....	4.243	L1.....	4.243
L2.....	127.008	L2.....	127.008
D.....	130.015	D.....	130.015
Difference.....	6.59	Difference.....	6.59
Min. Barrier Height.....	5.05		
BARRIER HEIGHT	5.0'		

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OBSERVER #6 / VERIZON AC

CARRIER
2
Verizon
EAST PROP LINE

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	223.0	- 44.4 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**44.0 dB**	*74 decibels at 5 feet*

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier................	3.0
Barrier to Receiver..............	220
L1...........	4.243
L2...........	220.057
D.............	223.009
Difference........................	1.29
Min. Barrier Height.............	[illegible]
BARRIER HEIGHT	0.0'

CHECKER

L1.................	4.243
L2.................	220.057
D.................	223.009
Difference........	1.29

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.84	88.4 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 14.8 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	223.0	- 44.4 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**26.1 dB**	3 dB Shielding from Equipment Shelter

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier................	3.0
Barrier to Receiver..............	220
L1...........	3.606
L2...........	220.000
D.............	223.009
Difference........................	0.60
Min. Barrier Height.............	[illegible]
BARRIER HEIGHT	5.0'

CHECKER

L1.................	3.606
L2.................	220.000
D.................	223.009
Difference........	[illegible]

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NEXTEL MARVAIR COMPAC I HVAC
OBSERVER #1

CARRIER
3
Nextel
North Property Line

OBSERVER #1

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	Marvair Compac I HVAC Unit
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	265.0	- 45.9 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**39.6 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	5.0
Barrier to Receiver.....	266
L1.....	5.83
L2.....	266.00
D.....	265.00
Difference.....	0.83
Min. Barrier Height.....	3.04
BARRIER HEIGHT	6.0'

CHECKER

L1.....	5.83
L2.....	266.00
D.....	265.00
Difference.....	0.83

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	265.0	- 45.9 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**39.6 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	5.0
Barrier to Receiver.....	266
L1.....	5.83
L2.....	266.00
D.....	265.00
Difference.....	0.83
Min. Barrier Height.....	3.04
BARRIER HEIGHT	6.0'

CHECKER

L1.....	5.83
L2.....	266.00
D.....	265.00
Difference.....	0.83

"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolset / 760-525-1263
REPORT #06-101.B
FRED / KEITH T. April 2007

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NEXTEL CARRIER 38CKC060-300 CONDENSOR
OBSERVER #1

CARRIER
3
Nextel
North Property Line

OBSERVER #1

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	Carrier 38CKC060-300 Condensor
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	265.0	- 45.9 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**35.3 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	5.0
Barrier to Receiver.....	260'
L1.....	5.83
L2.....	260.0
D.....	265.00
Difference.....	0.83
Min. Barrier Height.....	3.01
BARRIER HEIGHT	0.0'

CHECKER

L1.....	5.83
L2.....	260.0
D.....	265.00
Difference.....	0.83

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	265.0	- 45.9 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**35.3 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	5.0
Barrier to Receiver.....	260
L1.....	5.83
L2.....	260.0
D.....	265.00
Difference.....	0.83
Min. Barrier Height.....	3.01
BARRIER HEIGHT	0.0'

CHECKER

L1.....	5.83
L2.....	260.0
D.....	265.00
Difference.....	0.83

"Cottonwood" San Diego Co.
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NEXTEL MARVAIR COMPAC I HVAC
OBSERVER #2

CARRIER
3
Nextel
North Property Line

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	Marvair Compac I HVAC Unit
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	215.0	- 44.1 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**41.4 dB**	

OBSERVER #2

Barrier Path Difference

Height of Source	3
Height of Receiver	5
Source to Barrier	5.0
Barrier to Receiver	[illegible]
L1	[illegible]
L2	[illegible]
D	[illegible]
Difference	0.85
Min. Barrier Height	[illegible]
BARRIER HEIGHT	0.0'

CHECKER

L1	[illegible]
L2	[illegible]
D	[illegible]
Difference	[illegible]

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	215.0	- 44.1 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**41.4 dB**	

Barrier Path Difference

Height of Source	3
Height of Receiver	5
Source to Barrier	5.0
Barrier to Receiver	[illegible]
L1	[illegible]
L2	[illegible]
D	[illegible]
Difference	0.88
Min. Barrier Height	[illegible]
BARRIER HEIGHT	0.0'

CHECKER

L1	[illegible]
L2	[illegible]
D	[illegible]
Difference	[illegible]

"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolsen / 760-525-1263
REPORT #06-101.B
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NEXTEL CARRIER 38CKC060-300 CONDENSOR
OBSERVER #2

CARRIER
3
Nextel
North Property Line

OBSERVER #2

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	Carrier 38CKC060-300 Condensor
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	245.0	- 44.1 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**37.1 dB**	

Barrier Path Difference

Height of Source.....	3	
Height of Receiver.....	5	
Source to Barrier.....	5.0	
Barrier to Receiver.....	240	
L1.....	5.831	
L2.....	240.000	
D.....	245.000	
Difference.....	0.831	
Min. Barrier Height.....	5.83	
BARRIER HEIGHT	6.0'	

CHECKER

L1.....	5.831
L2.....	240.000
D.....	245.000
Difference.....	0.83

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	245.0	- 44.1 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**37.1 dB**	

Barrier Path Difference

Height of Source.....	3	
Height of Receiver.....	5	
Source to Barrier.....	5.0	
Barrier to Receiver.....	240	
L1.....	5.831	
L2.....	240.000	
D.....	245.000	
Difference.....	0.831	
Min. Barrier Height.....	5.83	
BARRIER HEIGHT	6.0'	

CHECKER

L1.....	5.831
L2.....	240.000
D.....	245.000
Difference.....	0.83

"Cottonwood" San Diego Co.
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REPORT #06-101.B
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NEXTEL MARVAIR COMPAC I HVAC
OBSERVER #4

CARRIER
3
Nextel
EAST PROP LINE

Marvair Compac I HVAC Unit

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	140.0	- 40.4 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**45.1 dB**	

OBSERVER #4

Barrier Path Difference

Height of Source	3
Height of Receiver	5
Source to Barrier	0.0
Barrier to Receiver	140
L1	3.000
L2	140.089
D	140.013
Difference	3.07

Min. Barrier Height............. 3.00

BARRIER HEIGHT	0.0'

CHECKER

L1	3.000
L2	140.089
D	140.013
Difference	3.07

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 14.8 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	140.0	- 40.4 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**30.3 dB**	

Barrier Path Difference

Height of Source	3
Height of Receiver	5
Source to Barrier	0.0
Barrier to Receiver	140
L1	4.000
L2	140.014
D	140.014
Difference	4.00

Min. Barrier Height............. 3.00

BARRIER HEIGHT	7.0'

CHECKER

L1	4.000
L2	140.014
D	140.014
Difference	4.00

COTTONWOOD SB GEN.xls
AC's

"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolset / 760-525-1263
REPORT #06-101.B
FRED / KEITH T: April 2007

AIR CONDITIONING AND REFRIGERATION INSTITUTE
Standard for Application of Sound Rated Outdoor Equipment
from ARI Standard 275-84 MH 8-29-97

NEXTEL CARRIER 38CKC060-300 CONDENSOR
OBSERVER #4

CARRIER
3
Nextel
EAST PROP LINE

OBSERVER #4

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	Carrier 38CKC060-300 Condensor
Barrier Path Difference (L = L1 + L2 - D) - Page 4	0.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	145.0	- 40.7 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**40.5 dB**	

Barrier Path Difference

Height of Source	3
Height of Receiver	5
Source to Barrier	5.0
Barrier to Receiver	140
L1	5.831
L2	140.089
D	145.014
Difference	0.91
Min. Barrier Height	3.07
BARRIER HEIGHT	0.0'

CHECKER

L1	[illegible]
L2	140.089
D	145.014
Difference	0.91

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 14.8 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	145.0	- 40.7 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**25.7 dB**	

Barrier Path Difference

Height of Source	3
Height of Receiver	5
Source to Barrier	5.0
Barrier to Receiver	140
L1	6.403
L2	140.014
D	145.014
Difference	1.40
Min. Barrier Height	[illegible]
BARRIER HEIGHT	7.0'

CHECKER

L1	[illegible]
L2	[illegible]
D	[illegible]
Difference	1.40

"Cottonwood" San Diego Co.
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NEXTEL MARVAIR COMPAC I HVAC
OBSERVER #5

CARRIER
3
Nextel
EAST PROP LINE

Marvair Compac I HVAC Unit

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	190.0	- 43.0 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**42.5 dB**	

OBSERVER #5

Barrier Path Difference

Height of Source.................	3
Height of Receiver..............	5
Source to Barrier................	5.0
Barrier to Receiver..............	185
L1...........	5.831
L2...........	185.068
D............	190.011
Difference........................	0.89
Min. Barrier Height............	5.05
BARRIER HEIGHT	0.0'

CHECKER

L1.................	5.831
L2.................	185.068
D.................	190.011
Difference........	0.89

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	8.55	85.5 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c. d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	190.0	- 43.0 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**42.5 dB**	

Barrier Path Difference

Height of Source.................	3
Height of Receiver..............	5
Source to Barrier................	5.0
Barrier to Receiver..............	185
L1...........	5.831
L2...........	185.068
D............	190.011
Difference........................	0.89
Min. Barrier Height............	5.05
BARRIER HEIGHT	0.0'

CHECKER

L1.................	5.831
L2.................	185.068
D.................	190.011
Difference........	0.89

"Cottonwood" San Diego Co.
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AIR CONDITIONING AND REFRIGERATION INSTITUTE
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NEXTEL CARRIER 38CKC060-300 CONDENSOR
OBSERVER #5

CARRIER
3
Nextel
EAST PROP LINE

OBSERVER #5

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	Carrier 38CKC060-300 Condensor
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	190.0	- 43.0 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**38.2 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	5.0
Barrier to Receiver.....	185
L1.....	5.831
L2.....	185.068
D.....	190.011
Difference.....	0.89
Min. Barrier Height.....	3.05
BARRIER HEIGHT	0.0'

CHECKER

L1.....	5.831
L2.....	185.068
D.....	190.011
Difference.....	0.89

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.82	78.2 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	1	+ 3.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	190.0	- 43.0 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**38.2 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	5.0
Barrier to Receiver.....	185
L1.....	5.831
L2.....	185.068
D.....	190.011
Difference.....	0.89
Min. Barrier Height.....	3.05
BARRIER HEIGHT	0.0'

CHECKER

L1.....	5.831
L2.....	185.068
D.....	190.011
Difference.....	0.89

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"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolset / 760-525-1263
REPORT #06-101.B
FRED / KRITH T; April 2007

AIR CONDITIONING AND REFRIGERATION INSTITUTE
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T-MOBILE CARRIER 38HDC048-331 COND
OBSERVER #1

CARRIER
4
T-Mobile
North Property Line

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.31	73.1 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	185.0	- 42.8 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**30.3 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	4.0
Barrier to Receiver.....	3.61
L1.....	5.000
L2.....	134.069
D.....	185.011
Difference.....	1.06
Min. Barrier Height.....	3.01
BARRIER HEIGHT	9.0'

CHECKER

L1.....	5.000
L2.....	134.069
D.....	185.011
Difference.....	1.06

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.31	73.1 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	185.0	- 42.8 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**30.3 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	4.0
Barrier to Receiver.....	3.61
L1.....	5.000
L2.....	134.069
D.....	185.011
Difference.....	1.06
Min. Barrier Height.....	3.01
BARRIER HEIGHT	9.0'

CHECKER

L1.....	5.000
L2.....	134.069
D.....	185.011
Difference.....	1.06

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"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolset / 760-525-1263
REPORT #06-101.B
FRED / KEITH T; April 2007

AIR CONDITIONING AND REFRIGERATION INSTITUTE
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T-MOBILE CARRIER 38HDC048-331 COND
OBSERVER #2

CARRIER
4
T-Mobile
North Property Line

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.31	73.1 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.60	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	116.0	- 38.7 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**34.4 dB**	

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier.................	[illegible]
Barrier to Receiver..............	[illegible]
L1...........	[illegible]
L2...........	[illegible]
D............	[illegible]
Difference..........................	[illegible]
Min. Barrier Height.............	[illegible]
BARRIER HEIGHT	0.0'

CHECKER

L1.................	[illegible]
L2.................	[illegible]
D.................	[illegible]
Difference.......	[illegible]

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.31	73.1 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	115.6	- 38.7 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**34.4 dB**	

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier.................	[illegible]
Barrier to Receiver..............	[illegible]
L1...........	[illegible]
L2...........	[illegible]
D............	[illegible]
Difference..........................	[illegible]
Min. Barrier Height.............	[illegible]
BARRIER HEIGHT	0.0'

CHECKER

L1.................	[illegible]
L2.................	[illegible]
D.................	[illegible]
Difference.......	[illegible]

"Cottonwood" San Diego Co
Milestone Wireless - Tim Kaiser / 760 525-1263
REPORT #06-103.3b
FRED / KEITH T. April 2007

AIR CONDITIONING AND REFRIGERATION INSTITUTE
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T-MOBILE CARRIER 38HDC048-331 COND
OBSERVER #3

CARRIER
@
T-Mobile
EAST PROP LINE

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.31	73.1 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	150.0	- 41.0 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**32.1 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	4.0
Barrier to Receiver.....	146
L1.....	5.000
L2.....	146.086
D.....	150.017
Difference.....	1.07
Min. Barrier Height.....	3.05
BARRIER HEIGHT	0.0'

CHECKER

L1.....	5.000
L2.....	146.086
D.....	150.017
Difference.....	1.07

MITIGATED

	ENTERED VALUES	CALCULATED VALUES	
Sound Rating of Unit (Bels)	7.31	73.1 dB	
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB	
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB	
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB	
Distance From Unit to Receiver in Feet	150.0	- 41.0 dB	(Sound Pressure, A-weighted)
Estimated A-Weighted SPL (±5dB)		**32.1 dB**	

Barrier Path Difference

Height of Source.....	3
Height of Receiver.....	5
Source to Barrier.....	4.6
Barrier to Receiver.....	146
L1.....	5.000
L2.....	146.086
D.....	150.017
Difference.....	1.07
Min. Barrier Height.....	3.05
BARRIER HEIGHT	0.0'

CHECKER

L1.....	5.000
L2.....	146.086
D.....	150.017
Difference.....	1.07

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"Cottonwood" San Diego Co.
Milestone Wireless Tim Koiset / 760-525-1263
REPORT #06-101.B
FRED / KEITH T. April 2007

AIR CONDITIONING AND REFRIGERATION INSTITUTE
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T-MOBILE CARRIER 38HDC048-331 COND
OBSERVER #5

CARRIER
4
T-Mobile
EAST PROP LINE

	ENTERED VALUES	CALCULATED VALUES
Sound Rating of Unit (Bels)	7.31	73.1 dB
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB
Distance From Unit to Receiver in Feet	285.6	- 46.6 dB
Estimated A-Weighted SPL (±5dB)		**26.5 dB**

(Sound Pressure, A-weighted)

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier................	5.0
Barrier to Receiver..............	280
L1............	5.831
L2............	280.045
D.............	285.007
Difference..........................	0.87
Min. Barrier Height.............	3.04
BARRIER HEIGHT	0.0'

CHECKER

L1..................	5.831
L2..................	280.045
D..................	285.007
Difference........	0.87

MITIGATED

	ENTERED VALUES	CALCULATED VALUES
Sound Rating of Unit (Bels)	7.31	73.1 dB
# of Adjacent Surfaces within 10' (0, 1, 2) - Pages 2 & 3	0	+ 0.0 dB
Barrier Path Difference (L = L1 + L2 - D) - Page 4	6.00	- 0.0 dB
Sound Path Factor (a, b, c, d) - Page 5	a	- 0.0 dB
Distance From Unit to Receiver in Feet	285.0	- 46.6 dB
Estimated A-Weighted SPL (±5dB)		**26.5 dB**

(Sound Pressure, A-weighted)

Barrier Path Difference

Height of Source..................	3
Height of Receiver..............	5
Source to Barrier................	5.0
Barrier to Receiver..............	280
L1............	5.831
L2............	280.045
D.............	285.007
Difference..........................	0.87
Min. Barrier Height.............	3.04
BARRIER HEIGHT	0.0'

CHECKER

L1..................	5.831
L2..................	280.045
D..................	285.007
Difference........	0.87

Source Elevation
802.0'

	CARRIER 1 SPRINT	CARRIER 2 VERIZON	CARRIER 3 NEXTEL	CARRIER 4 T-MOBILE
Generator Ref NZ Level				
Generator Ref DX				
DX Generator to Observer (N)				
DX Generator to Observer (E)				
DX Generator to Observer (S)				
DX Generator to Observer (W)				
Power Supply Cabinet NZ Level	68.9 dB			
Cabinet Ref DX	3.0 ft			
DX Barrier to Observer #1	235'			
DX Barrier to Observer #2	255'			
DX Barrier to Observer #5	210'			
DX Barrier to Observer #6	115'			
AC #1 NZ Level		8.84 BELS	8.55 BELS	7.31 dB
AC #2 NZ Level			7.82 BELS	
DX Barrier to Observer #1			260'	181'
DX Barrier to Observer #2		272'	210'	111'
DX Barrier to Observer #3				146'
DX Barrier to Observer #4		137'	140'	110'
DX Barrier to Observer #5		127'	185'	280'
DX Barrier to Observer #6		235'		

		SPRINT	VERIZON	NEXTEL	T-MOBILE	TOTAL:
	GEN NZ at North PL (unmitigated)	0.0 dBA		0.0 dBA	0.0 dBA	
OBSERVER #1	AC NZ at North PL (unmitigated)	0.0 dBA		40.8 dBA	30.3 dBA	
Noise Standard Applied	2ND AC NZ at North PL (unmitigated)	0.0 dBA		25.3 dBA	0.0 dBA	
45 dBA	PHONE EQUIP / POWER SUPPLY CAB	31.0 dBA		0.0 dBA	0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED	31.0 dBA		41.0 dBA	30.3 dBA	*41.7 dBA*
	GEN NZ at North PL (unmitigated)	0.0 dBA	0.0 dBA	0.0 dBA	0.0 dBA	
OBSERVER #2	AC NZ at North PL (unmitigated)	0.0 dBA	42.2 dBA	42.8 dBA	34.4 dBA	
Noise Standard Applied	2ND AC NZ at North PL (unmitigated)	0.0 dBA	0.0 dBA	37.1 dBA	0.0 dBA	
45 dBA	PHONE EQUIP / POWER SUPPLY CAB	30.0 dBA	0.0 dBA	0.0 dBA	0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED	30.0 dBA	42.2 dBA	42.8 dBA	34.4 dBA	*45.9 dBA*
	GEN NZ at North PL (unmitigated)				0.0 dBA	
OBSERVER #3	AC NZ at North PL (unmitigated)				32.1 dBA	
Noise Standard Applied	2ND AC NZ at North PL (unmitigated)				0.0 dBA	
45 dBA	PHONE EQUIP / POWER SUPPLY CAB				0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED				32.1 dBA	*32.1 dBA*
	GEN NZ at North PL (unmitigated)		0.0 dBA	0.0 dBA		
OBSERVER #4	AC NZ at North PL (unmitigated)		48.0 dBA	30.3 dBA		
Noise Standard Applied	2ND AC NZ at North PL (unmitigated)		0.0 dBA	25.7 dBA		
45 dBA	PHONE EQUIP / POWER SUPPLY CAB		0.0 dBA	0.0 dBA		
	TOTAL (NORTH PL) UNMITIGATED		48.0 dBA	31.6 dBA		*48.1 dBA*
	GEN NZ at North PL (unmitigated)	0.0 dBA	0.0 dBA	0.0 dBA	0.0 dBA	
OBSERVER #5	AC NZ at North PL (unmitigated)	0.0 dBA	48.7 dBA	42.5 dBA	26.5 dBA	
Noise Standard Applied	2ND AC NZ at North PL (unmitigated)	0.0 dBA	0.0 dBA	38.2 dBA	0.0 dBA	
45 dBA	PHONE EQUIP / POWER SUPPLY CAB	32.0 dBA	0.0 dBA	0.0 dBA	0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED	32.0 dBA	48.7 dBA	43.8 dBA	26.6 dBA	*50.0 dBA*
	GEN NZ at North PL (unmitigated)	0.0 dBA	0.0 dBA			
OBSERVER #6	AC NZ at North PL (unmitigated)	0.0 dBA	40.4 dBA			
Noise Standard Applied	2ND AC NZ at North PL (unmitigated)	0.0 dBA	0.0 dBA			
45 dBA	PHONE EQUIP / POWER SUPPLY CAB	37.2 dBA	0.0 dBA			
	TOTAL (NORTH PL) UNMITIGATED	37.2 dBA	40.4 dBA			*42.1 dBA*

"Cottonwood" San Diego Co.
Milestone Wireless - Tim Kolset / 760-525-1263
REPORT #06-101 B
FRED / KEITH T: April 2007

BARRIER PREDICTION WORKSHEET, POINT SOURCE
Last Update: 5-25-99

Sound Pressure Level of	64.9	dBA at	23.0	feet

Critical Freq. (Hz)	500	(FG)

Noise Level at 50'	58.2

FOR GENERATOR ONLY

CARRIER
2
Verizon

Dist.	dBA
10	72.1
17	67.5
20	66.1
25	64.2
30	**62.6**
35	61.3
40	60.1
50	58.2
60	56.6
75	54.6
100	52.1

dBA	Dist.
48	161
49	143
50	128
51	114
52	102
53	91
54	81
55	72
60	40
65	23

Lot	Elevation	Source Ht	Source Elevation	Distance To Wall	Base Of Wall	Dist. To Observer	Observer Elevation	Observer Height	Wall Height	Barrier Reduction	Noise Level (dBA)
					(at top of slope)						
North PL /OBSERVER #2	802.0	3	805.0	3	802.0	275	745.0	5	4.0	7.8	35.5
East PL (with wall) /OBSERVER #4	802.0	3	805.0	3	802.0	175	775.0	5	4.5	8.6	38.7
South PL (with wall) /OBSERVER #5	802.0	3	805.0	3	802.0	125	740.0	5	7.5	15.1	35.1
West PL (with wall) /OBSERVER #6	802.0	3	805.0	3	802.0	220	800.0	5	3.5	5.2	40.1

Source Elevation
802.0'

	CARRIER 1 SPRINT	CARRIER 2 VERIZON	CARRIER 3 NEXTEL	CARRIER 4 T-MOBILE
Generator Ref NZ Level		64.9 dBA		
Generator Ref DX		23.0 ft		
DX Generator to Observer (N) OBS #2		275.0'		
DX Generator to Observer (E) OBS #4		175.0'		
DX Generator to Observer (S) OBS #5		125.0'		
DX Generator to Observer (W) OBS #6		220.0'		
Power Supply Cabinet NZ Level	68.9 dB			
Cabinet Ref DX	3.0 ft			
DX Barrier to Observer #1	235'			
DX Barrier to Observer #2	265'			
DX Barrier to Observer #5	210'			
DX Barrier to Observer #6	115'			
AC #1 NZ Level		8.84 dB	8.55 BELS	7.31 dB
AC #2 NZ Level			7.82 BELS	
DX Barrier to Observer #1			260'	181'
DX Barrier to Observer #2		272'	210'	111'
DX Barrier to Observer #3				146'
DX Barrier to Observer #4		137'	140'	110'
DX Barrier to Observer #5		127'	185'	280'
DX Barrier to Observer #6		235'		

		SPRINT	VERIZON	NEXTEL	T-MOBILE	TOTAL:
OBSERVER #1	GEN NZ at North PL (unmitigated)	0.0 dBA		0.0 dBA	0.0 dBA	
Noise Standard Applied	AC NZ at North PL (unmitigated)	0.0 dBA		39.6 dBA	30.3 dBA	
45 dBA	2ND AC NZ at North PL (unmitigated)	0.0 dBA		35.3 dBA	0.0 dBA	
	PHONE EQUIP / POWER SUPPLY CAB	31.0 dBA		0.0 dBA	0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED	31.0 dBA		41.0 dBA	30.3 dBA	41.2 dBA
OBSERVER #2	GEN NZ at North PL (unmitigated)	0.0 dBA	35.5 dBA	0.0 dBA	0.0 dBA	
Noise Standard Applied	AC NZ at North PL (unmitigated)	0.0 dBA	27.8 dBA	41.4 dBA	34.4 dBA	
45 dBA	2ND AC NZ at North PL (unmitigated)	0.0 dBA	0.0 dBA	37.1 dBA	0.0 dBA	
	PHONE EQUIP / POWER SUPPLY CAB	30.0 dBA	0.0 dBA	0.0 dBA	0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED	30.0 dBA	36.1 dBA	42.8 dBA	34.4 dBA	44.1 dBA
OBSERVER #3	GEN NZ at East PL (unmitigated)				0.0 dBA	
Noise Standard Applied	AC NZ at East PL (unmitigated)				32.1 dBA	
45 dBA	2ND AC NZ at East PL (unmitigated)				0.0 dBA	
	PHONE EQUIP / POWER SUPPLY CAB				0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED				32.1 dBA	32.1 dBA
OBSERVER #4	GEN NZ at East PL (unmitigated)		38.7 dBA	0.0 dBA		
Noise Standard Applied	AC NZ at East PL (unmitigated)		33.2 dBA	30.3 dBA		
45 dBA	2ND AC NZ at East PL (unmitigated)		0.0 dBA	25.7 dBA		
	PHONE EQUIP / POWER SUPPLY CAB		0.0 dBA	0.0 dBA		
	TOTAL (NORTH PL) UNMITIGATED		39.7 dBA	31.6 dBA		40.4 dBA
BARRIER NEEDED	Barr Height (to N)		4.5 (gen) 5.0 A/C			
OBSERVER #5	GEN NZ at South PL (unmitigated)	0.0 dBA	35.1 dBA	0.0 dBA	0.0 dBA	
Noise Standard Applied	AC NZ at South PL (unmitigated)	0.0 dBA	33.8 dBA	42.5 dBA	26.5 dBA	
45 dBA	2ND AC NZ at South PL (unmitigated)	0.0 dBA	0.0 dBA	38.2 dBA	0.0 dBA	
	PHONE EQUIP / POWER SUPPLY CAB	32.0 dBA	0.0 dBA	0.0 dBA	0.0 dBA	
	TOTAL (NORTH PL) UNMITIGATED	32.0 dBA	37.5 dBA	43.8 dBA	26.6 dBA	45.0 dBA
BARRIER NEEDED	Barr Height (to N)		7.5 (gen) 5.0 A/C			
OBSERVER #6	GEN NZ at West PL (unmitigated)	0.0 dBA	40.1 dBA			
Noise Standard Applied	AC NZ at West PL (unmitigated)	0.0 dBA	25.1 dBA			
45 dBA	2ND AC NZ at West PL (unmitigated)	0.0 dBA	0.0 dBA			
	PHONE EQUIP / POWER SUPPLY CAB	37.2 dBA	0.0 dBA			
	TOTAL (NORTH PL) UNMITIGATED	37.2 dBA	40.3 dBA			42.0 dBA
BARRIER NEEDED	Barr Height (to N)		3.5 (gen)			

STORMWATER MANAGEMENT PLAN (SWMP) FOR MINOR PROJECTS

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9589) requires all applications for a permit or approval associated with a Land Disturbance Activity must be accompanied by a Storm Water Management Plan (SWMP) (section 67.804.f). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality.

The WPO does not set a minimum size or type of project requiring a SWMP. The following types of projects/permits are generally not significant contributors to pollution loading after construction is complete:

> Construction Right of Way Permits, Encroachment Permits, Minor Excavation Permits, Variances, Boundary Adjustments, Minor Use Permits for Cellular Facilities, and Residential Tentative Parcel Maps.

As such, these projects may not require post construction Best Management Practices (BMPs) that require long-term maintenance. This form is to be submitted for these types of projects to fulfill the SWMP requirement of the WPO (section 67.804.f). It is a living document that can be modified at any time even after construction is complete. Changes to the SWMP are documented on the attached Addendum sheet.

Please be aware that completion of this form does not remove the applicant's responsibility from addressing BMPs during construction. If it is determined during the review process that the project has the potential to significantly impact water quality after construction, then a more detailed SWMP will be required that addresses post-construction BMPs.

Please describe the proposed project.

Project Name:	Cottonwood
Permit Number:	P96-001W2
Project Details:	Add a 24 sq. ft concrete pad and generator to an exiting unmanned Wireless communication facility.
Project Location:	Rancho San Diego
Assessors Parcel No.:	517-282-09
Address:	12118 Campo Road, Rancho San Diego, CA92121
Hydrologic Unit*:	Sweetwater 909.2
Hydrologic Subarea**:	Jamacha 909.21
Any previous stormwater action:	Unknown

* Hydrologic Unit and Area may be determined from the maps found at the following link:
http://www.projectcleanwater.org/html/ws_map.html

** Hydrologic Subarea may be determined from the maps found at the following links:
http://www.stormwater.water-programs.com/Webctswpfinal/Indexfinal.htm;
http://endeavor.des.ucdavis.edu/wqsid/wblist.asp?region_pkey=9

Unique Site Features: (Check all that apply.)

- ☐ Project is in a river, creek, or lake.
- ☐ Directly discharges to a river, creek, or lake.
- ☐ Project is 200 feet from a river, creek, or lake.
- ☐ Runoff will directly discharge into a storm drain.
- ☑ There are no unique site features.

Individual designated as stormwater protection contact for the permit.

Name: Kim Shaves
Address: 37 Gardenpath
City, State, ZIP: Irvine, CA 92603
Phone Number: (949) 737-5979
Cellular Phone Number:
Fax Number: ~~619 275 2226~~

A. CONSTRUCTION PHASE

1. Potential Pollutant Sources During Construction: (Check all that apply.)

- ☑ There will be soil-disturbing activities that will result in exposed soil areas. This includes minor grading and trenching.
- ☐ There will be asphalt paving including patching.
- ☑ There will be slurries from mortar mixing, coring, or PCC saw cutting and placement.
- ☑ There will be solid wastes from PCC demolition and removal, wall construction, or form work.
- ☑ There might be stockpiling (soil, compost, asphalt concrete, solid waste) for over 24 hours.
- ☐ There will be dewatering operations.
- ☑ There will be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials.
- ☑ There might be trash generated from the project.
- ☐ This project will involve activities that are not considered to generate pollutants. Includes placement of temporary signs (i.e. elections, events).

2. List the construction BMPs that may be used: (Check all that apply.)

The BMPs selected are those that will be implemented during construction of the project. The applicant is responsible for the placement and maintenance of the BMPs selected. Attach descriptions of the BMPs and their application (available at the DPW counter) as Attachment A.

- ☑ Silt Fence
- ☑ Fiber Rolls
- ☑ Street Sweeping and Vacuuming
- ☑ Storm Drain Inlet Protection
- ☑ Stockpile Management
- ☑ Solid Waste Management
- ☐ Stabilized Construction Entrance/Exit
- ☐ Dewatering Operations
- ☑ Vehicle and Equipment Maintenance
- ☐ Desilting Basin
- ☐ Gravel Bag Berm
- ☑ Sandbag Barrier
- ☑ Material Delivery and Storage
- ☑ Spill Prevention and Control
- ☑ Concrete Waste Management
- ☑ Water Conservation Practices
- ☐ Paving and Grinding Operations

☑ Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval.

☐ No BMPs needed. Activities are not considered to generate pollutants.

B. POST-CONSTRUCTION PHASE

ATTENTION: THIS PROJECT MAY BE EXEMPT FROM POST CONSTRUCTION BMP REQUIREMENTS IF ONE OR MORE OF THE FOLLOWING THREE STATEMENTS APPLY. (Check all that apply.)

☐ My project is not located within the County Urban Area as defined by the map that is in Appendix B of the County Watershed Protection, Stormwater Management and Discharge Control Ordinance (map on file with the Clerk of the Board as document number 0768626), AND my project will not route stormwater run-off into or through an underground conveyance other than a road-crossing culvert. I have attached project plans that show the location of this project, and that demonstrate that stormwater run-off will be carried above ground only, except at road crossings.

IF YOU CHECKED OFF THE STATEMENT ABOVE, SKIP TO ITEM D. OTHERWISE COMPLETE ALL REMAINING SECTIONS.

☐ My project is physically complete or substantially complete, and the prior work on the project has all been done pursuant to or as required by a valid County permit or approval. The permit or approval I am seeking is not related to the construction of any stormwater management device, and will not be followed by any additional construction that will increase the impervious surface of this project or change the post-construction uses of the project area. I have attached photographs showing the current state of construction in the areas of the project to which this application for a permit or approval applies.

☑ My project has no potential to add pollutants to stormwater after construction is complete, AND will not affect the flow rate or velocity of stormwater run off after construction is complete. I have attached project plans that demonstrate that the project will not significantly increase impervious surfaces in the project area and will not add any impervious surfaces that are directly connected to the stormwater conveyance system. These plans also show the anticipated post-construction use of the project area. **I understand that this application will not be exempt from the requirement to submit a post-construction stormwater management plan if County staff conclude that these post-construction uses of the project area have the potential to add pollutants to stormwater after construction is complete. I acknowledge that at such time that staff makes this determination, I shall be notified and required to submit the appropriate post-construction SWMP.**

List the post-construction BMPs that will be used: (Check all that apply.)

☐ There will be permanent landscaping as part of this project. The property owner will maintain the landscaping.

☐ Asphalt concrete will be placed over the disturbed areas designated as roadway or parking lots.

☑ PCC will be placed over the disturbed areas designated as either roadway, parking lots or building pads.

☐ Rock slope protection will be placed along channel banks.

☐ Outlet Protection/velocity dissipation devices will be placed at storm drain outfalls to reduce the velocity of the flow.

☐ This project will result in a reduction of the amount of asphalt concrete or PCC within the project.

☐ Either asphalt concrete, PCC or porous pavement will be placed over a dirt driveway.

C. MINISTERIAL PERMITS (Per Part G.8 of Ordinance No. 9426)
Please complete this section C if the proposed project is a discretionary permit subject to future ministerial permits, be aware that additional requirements may have to be fulfilled in order to satisfy the requirements of the WPO.

Provide information for the following steps to determine the impervious area for this project:

A. Total size of construction area 24 sq. ft. (Acres or ft^2 whichever is appropriate.)

B. Total impervious area (including roof tops) before construction 324 sq. ft. (Acres or ft^2)

C. Total impervious area (including roof tops) after construction 324 sq. ft. (Acres or ft^2)

Percent impervious before construction: B/A = 100 %

Percent impervious after construction: C/A = 100 %

☐ For proposals that increase impervious surface, a detailed drawing showing drainage from these surfaces being directed to flat vegetated areas not less that 15 feet wide in the

direction of runoff flow. A detailed drawing of the proposed activity showing that it will not occupy any of the areas currently used for surface drainage flow, filtering, or infiltration.

☐ New walkways, trails, and alleys and other low-traffic areas shall be constructed with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, or granular materials that allow infiltration.

If the proposed project is subject to future ministerial permits, please be aware that additional requirements may have to be fulfilled in order to satisfy the requirements of the WPO.

D. ATTACHMENTS

1. Please Attach a Project Map or Plan.

2. If applicable, construction BMPs from Caltrans Storm Water Quality Handbooks Construction Site Best Management Practices Manual, November 2000. Available at the DPW Counter, 5201 Ruffin Road, Suite B, San Diego, CA 92123 or on the Internet at http://www.dot.ca.gov/hq/construc/stormwater/CSBMPM_303_Final.pdf

APPLICANT'S CERTIFICATION OF SWMP

I certify under a penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Kim Shaves — 5-28-08

Signature — Date

Kim Shaves, Milestone Wireless for ~~Tim Kelsey~~ Verizon Wireless — ~~760-[redacted]~~ 949-737-5979

Name and Title — Telephone Number

NOTICE OF DETERMINATION

TO: ☒ Recorder/County Clerk
Attn: Anthony J. Consul
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Department of Planning and Land Use, M.S. O650
Attn: Regulatory Planning Section Secretary
5201 Ruffin Road, Suite B
San Diego, CA 92123

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s): Cottonwood Wireless Telecommunication Facility Modification; P96-001W2; ER 96-19-001A

Project Location: 12118 Campo Road, Rancho San Diego, CA, 92121 (APN # 506-021-06)

Project Applicant & Phone #: Verizon Wireless; 15505 Sand Canyon Ave. Building D First Floor; Irvine, CA, 92618

Project Description: The project is a Major Use Permit Modification to install an emergency Generac SD030 diesel generator. The project consists of one SD030 diesel generator surrounded by an 8-foot tall CMU block wall with a 10-foot wide wrought iron double gate located on the northern side of the enclosure. The project site is located on 12118 Campo Road, Rancho San Diego in the Valle de Oro Community Planning Group, within unincorporated San Diego County.

Agency Approving Project: County of San Diego

County Contact Person: Merry Tondro

Date Form Completed: June 13, 2008

This is to advise that the County of San Diego Planning Commission has approved the above described project on June 13, 2008 and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
   ☒ A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
3. Mitigation measures ☐ were ☒were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:
5. A Statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
6. Findings ☐ were ☐were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):
☒ Certificate of Fee Exemption (attached)
☐ Proof of Payment of Fees (attached)

Fish and Game Code Section 711.4 compliance for the subject project is covered by a previous determination of de minimis associated with the environmental review conducted for P96-001; ER 96-19-001

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (858) 694-3716

Name (Print): Merry Tondro Title: Land Use/Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

County of San Diego

ROBERT R. COPPER
DIRECTOR (Acting)
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE
5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

FILE COPY

CERTIFICATE OF FEE EXEMPTION
CALIFORNIA DEPARTMENT OF FISH AND GAME

(De Minimis Impact Finding)

Project Title: Airtouch Cellular Site, Rancho San Diego

Location: 12118 Campo Rd., Rancho San Diego, California

Description: The project is a cellular telecommunications facility of approximately 100 square feet. An associated cellular system with 5 omni directional whip antennas, and 1 digital dish antenna located on a 40 foot wood antenna support structure. Project is located at Campo Road between Jamacha Road and Miller Road in Rancho San Diego.

Exemption Findings:

1. The San Diego County Department of Planning and Land Use has completed an Environmental Initial Study for the above referenced property, including evaluation of the proposed project's potential for adverse environmental impacts on fish and wildlife resources.

2. Based on the completed Environmental Initial Study, the Department of Planning and Land Use finds that the proposed project will not encroach upon wildlife habitat area, will have no potential adverse individual or cumulative effects on wildlife resources, and requires no mitigation measures to be incorporated into the proposed project which would affect fish or wildlife.

Certification:

I hereby certify that the public agency has made the above findings and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Robert E. Copper
(Chief Planning Official)

Title: Director of Planning
Lead Agency: County of San Diego
Date: _____

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MS/ file

FILE
P96001

County of San Diego

GARY L. PRYOR
DIRECTOR
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE
5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

FILE COPY

NEGATIVE DECLARATION

February 20, 1996

Project Name: AirTouch Cellular/Cottonwood Communications Site

Project Number(s): P96-001, Log No. 96-19-1

The Negative Declaration for this project is comprised of this form along with the Environmental Initial Study which includes the following forms (attached):

a. Initial Study Form

1. California Environmental Quality Act Negative Declaration Finding:

The Planning Commission finds that there is not substantial evidence that the project may have a significant effect on the environment.

2. Mandatory CEQA Finding for Adoption of a Negative Declaration:

This Negative Declaration reflects the independent judgment of the Director of Planning and Land Use.

3. Required Mitigation Measures:

None.

This Negative Declaration was adopted and above CEQA findings made by the Director of Planning and Land Use on February 20, 1996.

GARY L. PRYOR, Director
Department of Planning and Land Use

GLP:DS:jcr

cc: Mark Stalheim (Project Planner)
David Strickland (Project Analyst)
Project Processing
Dept. of Environmental Health
Dept. of Public Works
Distribution List (see Public Review Release Form)

ND0296\96191.LTR

SDC DPLU RCVD 08-30-04

P96-001W2

County of San Diego

ROBERT R. COPPER
DIRECTOR (Acting)
(619) 694-2962

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666

INFORMATION (619) 694-2960

February 20, 1996

INITIAL STUDY FORM

1. Project Number(s)/Environmental Log Number/Name:

   P96-001, Log No. 96-19-1; AirTouch Cellular/Cottonwood Communications Site

2. Description of Project:

   The proposed project is a cellular telecommunications facility of approximately 100 square feet. An associated cellular antenna system with 5 omni directional whip antennas, and 1 digital dish antenna located on a 40 foot wood antenna support structure. The project is located at Campo Road between Jamacha Road and Miller Road in Rancho San Diego.

3. Project Applicant Name and Address:

   AirTouch Cellular, 5355 Mira Sorrento Place, Suite 500, San Diego, California 92121

4. Project Location:

   12118 Campo Road, in Rancho San Diego

   Thomas Brothers Coordinates: Page 63, Grid E/5

5. Environmental Setting:

   The surrounding land use is vacant with two existing water tanks on a ridgeline on 3.74 acres. Within the area of the project site is mostly disturbed with some landscaping around the Otay Water District water tanks. Adjacent to the site is undisturbed Coastal sage scrub which will not be disturbed.

6. General Plan Designation
   Community Plan: Valle de Oro
   Land Use Designation: (21) Specific Plan Area
   Density:

7. Zoning
   Use Regulation: S90
   Density: 1 du/8 acres
   Special Area Regulation: None

8. Environmental Resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".

   None.

9. Lead Agency Name and Address:

   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B MS O-650
   San Diego, California 92123-1666

10. Lead Agency Contact and Phone Number:

    David Strickland, (619) 694-3735

11. Public agencies, other than the County, whose approval is necessary to implement the proposed project:

    None.

12. State agencies (not included in #11) that have jurisdiction by law over resources affected by the project:

    None.

13. Participants in the preparation of this Initial Study:

    None.

14. Initial Study Determination:

    On the basis of this Initial Study, the Department of Planning and Land Use recommends that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

David Strickland, Environmental Analyst
County of San Diego, Dept. of Planning and Land Use
Resource Planning

Date: February 20, 1996

Attachment D

Public Documentation

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VALLE DE ORO COMMUNITY PLANNING GROUP
P. O. BOX 3958
LA MESA, CA 91944-3958

June 7, 2007

Mr. Michael Johnson
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

SUBJECT: P96-001W2, Addition of 30kW Diesel Generator to Air Touch Communications Facility

On Tuesday, June 5, 2007, this Planning Group voted 11-1 to recommend denial of the Verizon AirTouch Cottonwood project, consisting of an emergency diesel generator to be located at the wireless telecommunications facility adjacent to two Otay Water District tanks located in the Federal Wildlife Refuge overlooking Steele Canyon High School and Sweetwater River.

CONSIDERATIONS

The project has several drawbacks including: introduction of hazardous transportation of and storage/use of diesel fuel within a high-fire hazard area of the Wildlife Refuge, unacceptable brush clearing in a wildlife nature preserve, no fire detection/reporting system, lack of coordinated planning for multiple wireless carriers, no consideration of alternatives, and apparent gross oversizing of the generator.

Further clarification about generator capacity is needed. The applicant states that peak electrical demand is 10 kW. However, the oversized emergency generator is rated at 30 kW, which is three times larger than needed. Without a detailed electrical load list, this Planning Group cannot confirm whether the load is indeed 10 kW. We suspect the actual load is less.

The applicant says the emergency generator is needed in case of a catastrophic event like the Cedar Fire. However, the applicant fails to recognize the obvious fact that a raging wildfire in this area would, like the Cedar Fire, destroy most structures and facilities in its path, including these wireless telecommunications facilities.

We see no reason to heighten fire risk in this sensitive wildlife area by storing up to 132 gallons of fuel at the site. There is no need to risk a fuel spill or fire by transporting fuel via 4x4 trucks over rough terrain along a deeply rutted jeep trail. In addition, there is no fire detection system to alert the fire department and shorten response time for a fire initiated at the generator. Also, the applicant has wrongly proposed brush clearing as a means of fire prevention in spite of the fact that brush clearing would be inappropriate in this sensitive wildlife preserve. Overall, the plan is simply unacceptable for the remote installation.

Additionally, the plan lacks a clear discussion of possible alternatives to the diesel generator. The applicant could add more batteries to the site for backup power in excess of the 4-5 hours of reserves presently available. Beyond that, the solution should include other carriers. Given the fact that five wireless carriers are located at the site, we need a coordinated solution that satisfies the needs of multiple carriers and explores alternatives such as more batteries, a second electric distribution line, an underground distribution line, solar PV array, etc. Supposing each carrier proposed the same solution, we could have five 30 kW diesel emergency generators at one site, which would be the worst possible outcome.

Sincerely,

Jack L. Phillips
Chairman, VDOCPG

VALLE DE ORO COMMUNITY PLANNING GROUP
P. O. BOX 3958
LA MESA, CA 91944-3958

September 27, 2004

Mr. Robert Forsythe
County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Rd., Suite B
San Diego, CA 92123-1666

SUBJECT: P96-001W2; Addition of Diesel Generator to Telecommunications Site

This Planning Group reviewed subject use permit modification on September 21, 2004 and voted 9-2 to recommend approval of subject application based on its intended use being restricted to emergency power back-up only. Any additional use of the generator would require mitigation of noise impacts on the surrounding wildlife refuge habitat.

Sincerely,

Jack L. Phillips
Chairman, VDOCPG

Attachment E

Photo Simulations and Documentation Responding to VDOCPG Comments

6/30/2004

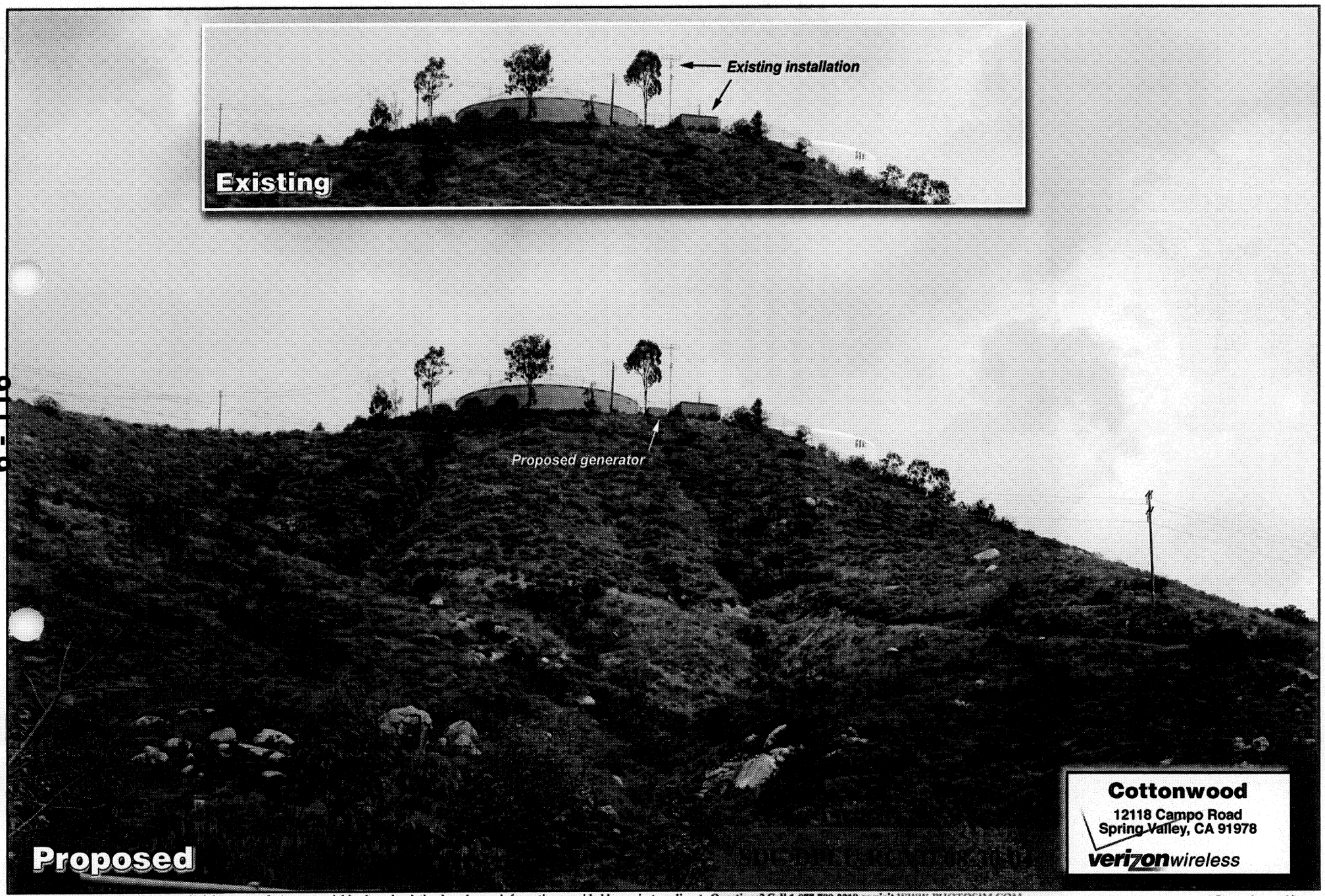
Photosimulation of telephoto zoom view looking northeast from just off Campo Road.

Cottonwood
12118 Campo Road
Spring Valley, CA 91978
verizonwireless

Previsualists
Creative Computer Graphics, Inc.

P96-001W2

Photosimulation of view looking north from next to the baseball field off Cougar Canyon Dr.



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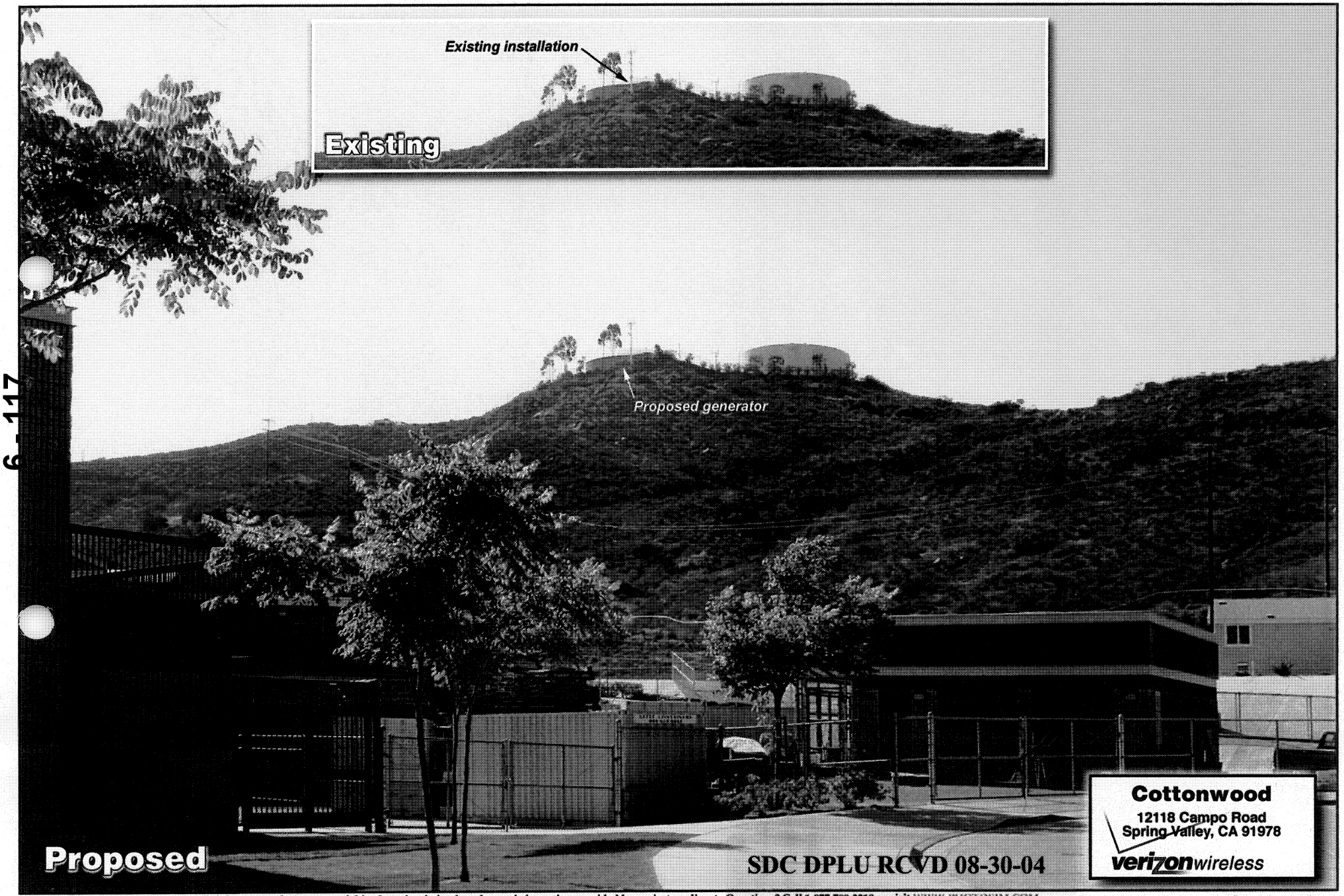
Previsualists Custom Computer Graphics Inc.

P96-001W2

Photosimulation of view looking west from Steel Canyon High School parking lot.

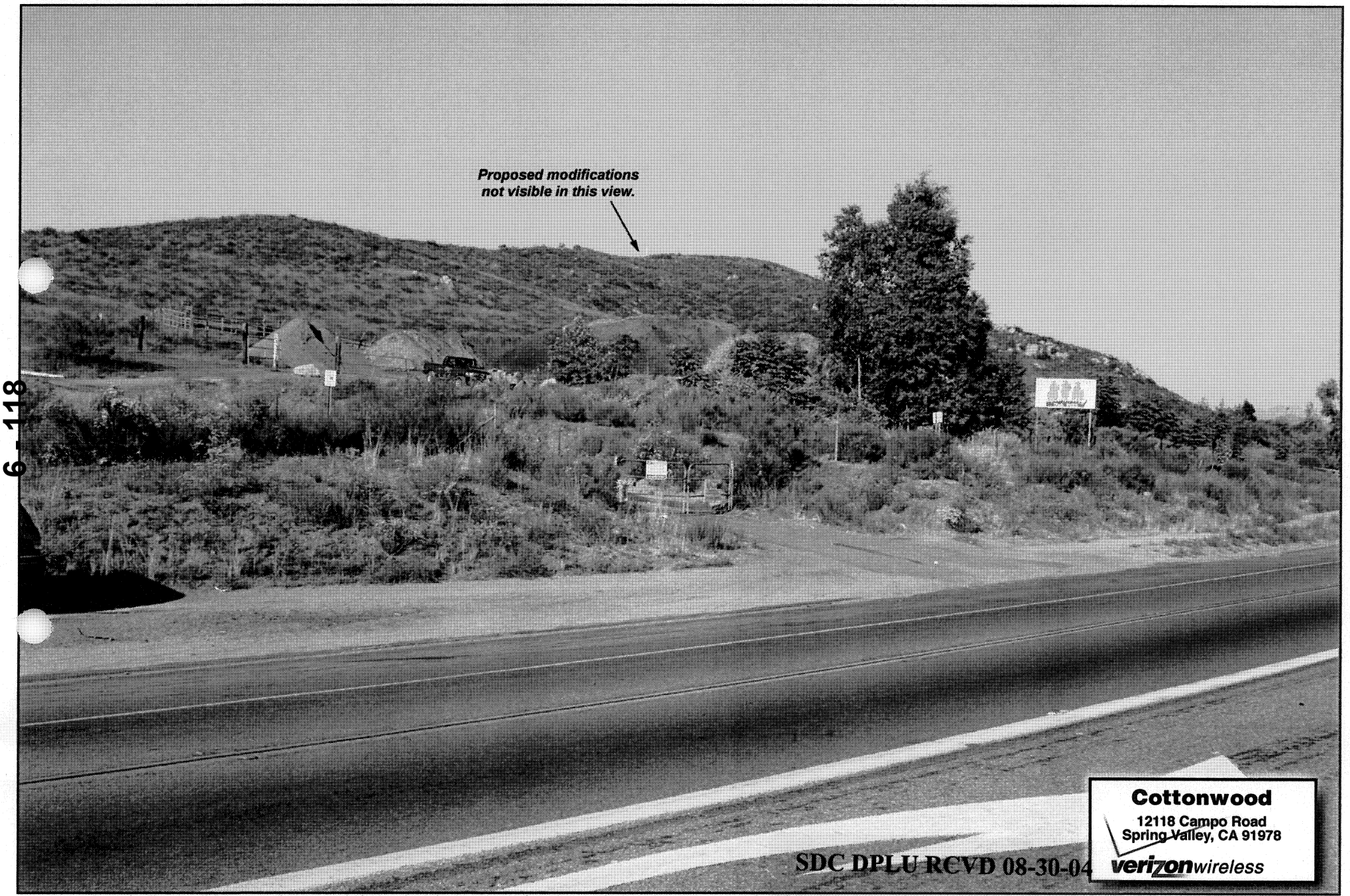


6_117

Previsualists Custom Computer Graphics Inc.

P96-001W2

Photograph of view looking east from the access road off Campo Rd near Miller Ranch Rd.



6_118

SDC DPLU RCVD 08-30-04

Previsualists Inc. Custom Computer Graphics

P96-001W2

Network

verizonwireless

February 29, 2008

Verizon Wireless
15505 Sand Canyon Avenue
Bldg D1
Irvine, CA 92618-3114

Phone 949 286-7000

County of San Diego
Department of Planning and Land Use
Attention: Meredith Tondro

Re: Emergency back up generator to Verizon's existing cell site: Cottonwood @ 12118 Campo Road, Rancho San Diego, CA 92121, Case No. P96-001W2

Dear Meredith:

The County of San Diego requested Verizon Wireless (VZW) to address the feasibility of installing one generator to accommodate all existing cellular facilities at this site including VZW, Sprint, Nextel and Cingular/ATT. This question came about at the request of the Valle de Oro Community Group in order to minimize the impact multiple generators would have on the site.

VZW is not in a position to accommodate this request due to a variety of reasons.

- VZW is part of Homeland Security and the First Responders during emergency situations, such as when there are earthquakes, fires, terrorist attacks and the like. VZW has a responsibility to install back up power as soon as possible in order to provide wireless communication service for Homeland Security, Fire, Police and other emergency personnel when power is out for an extended period of time. Trying to negotiate a shared generator project with the above mentioned wireless companies will certainly add many months to getting a generator installed at this site and may not even happen.
- Should VZW be required to build a generator large enough to cover the backup power needs of each wireless carrier "before" each carrier agrees to share this generator, it would be an excessive financial burden on VZW to do so.
- VZW would be held responsible for other carriers' equipment should the generator not operate properly or malfunction during a power outage. Having other carriers' equipment operated through VZW's generator, puts VZW at risk and in an unusual position legally.
- VZW has not yet shared a generator with any other competitor in the Southern California market.

Therefore, from a timing, financial, legal and risk standpoint, VZW cannot accommodate this "unique" request. This request could take years to negotiate and execute such a plan, therefore placing a generator at this site puts Verizon in jeopardy of not meeting Homeland Security requirements.

Verizon Wireless will comply with all County ordinances, including Fire and Noise. Therefore, Verizon has agreed to the installation of an 8' CMU block wall.

It is in the community's best interest to have wireless communication during power outages or in the midst of a crisis. For example, during the recent San Diego fires in October 2007, 23 Verizon cell sites were operating under generator power. In support of Homeland Security and First Responders, this generator is mission critical in meeting their goals of keeping communications open to emergency personnel during times of crisis. Your support of this project will allow VZW to meet this goal.

Sincerely,

Elizabeth Rasoul

Elizabeth Rasoul
Real Estate Specialist
Southern California Region
Verizon Wireless – Network
15505 Sand Canyon Ave. Bldg. D104
Irvine CA 92618

milestone wireless

RECEIVED
SEP 25 2007
DEPARTMENT OF PLANNING AND LAND USE

Date: September 20, 2007

To: Mike Johnson, Planner, County of San Diego

From: Kim Shaves, Project Manager, Milestone Wireless on behalf of Verizon Wireless

Subject: Response Letter to Valle de Oro Community Planning P96-001W2

This letter is in response to the Valle de Oro Community Planning Group's letter regarding Verizon's proposed emergency back-up generator at the existing Verizon cell site located at: 12118 Campo Road, Rancho San Diego, CA 92121.

Valle de Oro's concerns are underlined below, with Milestone Wireless' response in italics and bold.

1. Introduction of hazardous transportation of and storage/use of diesel fuel within a high-fire hazard area
THE TRUCKS THAT FUEL THE SITES ARE STRICTLY GOVERNED BY THE STATE, AND EQUIPPED WITH FOUR WHEEL DRIVE. ALL OF VERIZON'S EXISTING CELL SITES BACK EAST AND IN THE SOUTH HAVE EMERGENCY BACK-UP GENERATORS. THIS INCLUDES REMOTE LOCATIONS SIMILAR TO THIS WATER TANK SITE. VERIZON HAS TAKEN THE NECESSARY MEASURES TO ENSURE SAFETY WITH ALL EXISTING GENERATORS AND FUTURE GENERATOR INSTALLATIONS. THIS SITE (COTTONWOOD) IS IN NO WAY UNIQUE TO THE REST OF THE COUNTRY.

THESE GENERATORS ARE DOUBLE WALLED, MEANING THERE IS A TANK WITHIN A TANK WITH LEAK ALARMS PRESENT. ADDITIONALLY, VERIZON ALSO HAS THE CONTAINMENT CONCRETE PAD FOR ADDED SAFTETY WHICH IS NOT REQUIRED. VERIZON GOES THE EXTRA STEP TO INSURE THAT NOTHING COULD POSSIBLY LEAK INTO THE ENVIRONMENT. AGAIN, VERIZON'S GOAL IS TO OFFER PROTECTION AND SAFETY (COMMUNICATION FOR THE GOVERNMENT THAT IN TURN BENEFITS LOCAL RESIDENCES), NOT TO CAUSE CATASTROPHES.

MAINTENANCE: THE GENERATOR ONLY OPERATES 15 MIN/WEEK, THEREFORE LIMITING THE AMOUNT OF ADDED FUEL. FUEL IS ADDED APPROXIMATELY 3X/YEAR.

2. Unacceptable brush clearing and no fire detection/reporting system
IN KEEPING WITH THE COUNTY FIRE CODE, A BLOCK WALL WILL BE INSTALLED SURROUNDING THE GENERATOR ALONG WITH CONCRETE ON THE GROUND BELOW THE GENERATOR AND EXTENDING OUT TO THE BLOCK WALL.

REPORTING SYSTEM: THIS GENERATOR IS LINKED TO A CENTER THAT MONITORS ALL OF THE 500+ GENERATORS TO ENSURE THEY ARE PROPERLY WORKING. HENCE THE REASON THE GENERATORS OPERATE 15 MINUTES/WEEK. IF THERE WAS AN ISSUE (GENERATOR ON FIRE), THE GENERATOR WOULDN'T BE ABLE TO OPERATE CAUSING THE CENTER TO BE ALERTED AND PROPER MEASURES WOULD BE TAKEN. KEEP IN MIND THAT OUT OF THE 500+ EXISTING VERIZON GENERATORS, NEVER HAS A FIRE BEEN CAUSED BY ONE OF THE GENERATORS.

NOTE THAT REMOTE CELL FACILITIES SUCH AS COTTONWOOD ACTUALLY PROVIDE AN ACCESS-WAY FOR FIREFIGHTERS TO ATTACK WILDFIRES, WHICH MEANS THEY ARE ON THE FRONT LINE OF DEFENSE.

37 Gardenpath ♦ Irvine ♦ CA 92603
email: Kim@milestonewireless.com♦ office: 949.737.5979 ♦ fax: 949.502.8908

3. Lack of coordinated planning for multiple wireless carriers
   VERIZON CANNOT BE RESPONSIBLE FOR OTHER CARRIER'S EQUIPMENT AND FURTHER, HOW OTHER CARRIER'S CHOOSE TO RUN THEIR BUSINESS. THIS PROPOSED GENERATOR SHOULD BE VIEWED AS AN ENHANCEMENT TO THE COMMUNITY VERSUS. AN OPPORTUNITY TO MAKE ASSUMPTIONS OR UNSOLICITED GUIDANCE TO OTHER BUSINESSES (CELL CARRIERS).

4. Gross oversizing of generator (10KW vs. 30kw)
   SEE ATTACHED LETTER DATED 9/19/07 FROM BAY CITY ELECTRIC (COMPANY THAT ORDERS AND INSTALLS THE GENERATOR)

5. Cedar Fire concern
   ALREADY ADDRESSED IN ITEM #1. PLEASE ALSO NOTE THAT THE CEDAR FIRE WAS NOT CAUSED BY AN EMERGENCY BACK UP GENERATOR AT A CELL SITE. THE PERSPECTIVE SHOULD BE THAT THERE IS A HIGH PROBABILITY OF A CATASTROPHY CAUSED BY A TERRORIST ATTACK (I.E. 9/11), NATURAL DISASTER (EARTHQUAKES, FIRE, ETC). IN WHICH THE GOVERNMENT (HOSPITALS, FIREMEN, POLICEMEN, AMBULANCES) IS RELIANT ON CELL PHONE COMMUNICATION TO PROVIDE ASSISTANCE. NOT TO MENTION, THE LOCAL COMMUNITY'S DESIRE TO COMMUNICATE WITH LOVED ONES AND THEIR WHEREABOUTS. THE PROBABILITY OF THERE BEING ANOTHER TERRORIST ATTACK AND/OR NATURAL DISASTER AND VERIZON BEING ABLE TO ASSIST AND SOCIETY BENEFITING, IS FAR MORE LIKELY THAN A FIRE BEING CAUSED BE THE PLACEMENT OF A VERIZON EMERGENCY GENERATOR.

37 Gardenpath ♦ Irvine ♦ CA 92603
email: Kim@milestonewireless.com♦ office: 949.737.5979 ♦ fax: 949.502.8908

Bay City Electric Works, Inc. "SINCE 1932"

12208 Industry Road, Lakeside CA 92040-1747
Office (619) 270-8355 Fax (619) 938-8213 Cell 619-843-0271
LIC#748133
e-mail jschaffer@bcew.com

September 19, 2007

RE: P96-001 W2 Addition of 30KW Diesel Generator to Air Touch/Verizon Communication Facility.

The following generator load profile and generator set sizing analysis indicates the total connected KW at this site is 10.41KW

The generator's alternator will deliver 41.14 starting KVA while accommodating a 20% voltage dip. Please note the starting KVA required at this site is **36.50 KVA**

The potential starting KVA becomes a critical design factor when starting compressor motors that often require up to seven times their normal running amperage.

While the percentage of KW being used at this site after the loads have been restored are only 34.69 percent of the units rated capacity, the generator must be sized to accommodate the in-rush current demands placed on it by the air conditioners when restarting them.

Thank You for your attention on the matter.

Jim Schaffer
R.M.E.
Bay City Electric Works, Inc.

QuickSize
Generator Set Sizing

Project Cottonwood
Customer Verizon Wireless

Generator Set

Model No. 30REOZJB **Gensets** 1
Engine 3029TF150 (Diesel)
Alternator 4Q4W

Performance Summary

LN / LL Voltage	120/240	volts	**Altitude**	500	feet
Frequency	60	hertz	**Ambient Temp.**	70	F
Phase(s)	1	phase			

Genset Rating @ 130C Rise	30.00 kW	
Genset Derated Rating	30.00 kW	
Total Running Power	10.41 kW	
Percent of Available kW Used	34.69 %	
Alternator Starting kVA	41.14 kVA @ 20% dip	
Peak Starting kVA	36.50 kVA	
Maximum Voltage Dip	16.81 %	
Maximum Frequency Dip	3.01 %	(15% allowed)
Voltage THD	N/A	

Informational

Program Version	8.6.0
Database Version	1.32
Project Created	September 19, 2007; 04:12:38 PM
Project Last Saved	September 19, 2007; 04:12:38 PM
Report Created	September 19, 2007; 04:56:22 PM
Project Created By	Jim Schaffer

QuickSize
Generator Load Profile

Project Cottonwood
Customer Verizon Wireless

Generator Set

Model No. 30REOZJB **Gensets** 1
Engine 3029TF150 (Diesel)
Alternator 4Q4W

Load Profile

	Qty	Run kW	Run kVA	Run pF	Start kW	Start kVA	Volt Dip	Freq Dip	Volt (L-N) THD
Step #1	**Load Step #1**								
<Air Conditioner>	(1 phase air conditioner)								
	1	3.80	4.55	0.84	18.12	30.20			
<Battery Charger>	(Battery chargers)								
	2	0.56	0.59	0.95	0.56	0.59			
<Lighting>	(Fluorescent lighting with electronic ballast)								
	1	0.25	0.25	1.00	0.25	0.25			
Telco Equipment	(2.00 kW misc. load)								
	1	2.00	2.00	1.00	2.00	2.00			
Step Totals		6.61	7.13	0.93	20.93	32.10	16.81	3.01	
Cum. Totals		6.61	7.13	0.93					
Step #2	**Load Step #2**								
<Air Conditioner>	(1 phase air conditioner)								
	1	3.80	4.55	0.84	18.12	30.20			
Step Totals		3.80	4.55	0.84	18.12	30.20	15.88	2.26	
Cum. Totals		10.41	11.68	0.89					
Grand Totals		10.41	11.68	0.89					

*Frequency dip calculation based on estimated data.
*Contact the factory for single phase Vthd information.

Informational

Program Version 8.6.0
Database Version 1.32

Project Created September 19, 2007; 04:12:38 PM
Project Last Saved September 19, 2007; 04:12:38 PM
Report Created September 19, 2007; 04:56:47 PM

Project Created By Jim Schaffer

Attachment F
Ownership Disclosure

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

Verizon Wireless
Milestone Wireless
City Planning Group
Community Planning Solutions
Otay Water District

List the names of all persons having any *ownership interest* in the property involved.

Otay Water District

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: Section 1127 of The Zoning Ordinance defines *Person* as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

NOTE: *Attach additional pages if necessary.*

Signature of Applicant

6/17/04
Date

DPLU #305 (04/03)

SDC DPLU RCVD 08-30-04

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (858) 565-5981 • (888) 267-8770

P96-001W2

Attachment G

Land Use Analysis

ATTACHMENT G

LAND USE ANALYSIS

I. Planning/Design Issues

A. General Plan

1. Regional Land Use Element

The proposed project is subject to the Regional Land Use Element Policy Current Urban Development Area (CUDA) and General Plan Land Use Designation (21) Specific Plan. The surrounding property is subject to the Rancho San Diego Specific Plan.

The project, as proposed, is consistent with the General Plan because it proposes an unmanned telecommunications facility and minor impact utilities are anticipated in the CUDA Regional Category and 21 Land Use Designation. Civic uses are allowed if they support the local population. Therefore, the project is in conformance with the policies of the Regional Land Use Element of the General Plan.

2. Community Plan

The goal of the Valle De Oro Community Plan is to encourage development which will lead to a community with a balance of land uses, which will conserve natural and man-made resources, and which provide a pleasant, safe environment for present and future residents of Valle De Oro.

This is a request for a Major Use Permit Modification to authorize the construction and operation of an emergency stand-by generator to an existing unmanned wireless facility. The 30kW diesel generator has dimensions of approximately 95 inches long by 38 inches wide by 88 inches tall and includes a 132-gallon fuel storage tank. The proposed generator will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a fire prevention and noise attenuation barrier. The proposed project will serve the needs of the local population by improving the countywide telecommunications system, and is designed so as not to detract from the community's residential and commercial character. Therefore, the proposed project consistent with the Valle De Oro Community Plan.

B. Zoning

1. Density

The project will not result in any additional residential density on the site because the proposed use is non-residential.

2. Wireless Telecommunications Facilities

The project is subject to Section 6980 of the Zoning Ordinance, which regulates Wireless Telecommunications Facilities. The project meets the standard application requirements, general regulations, and the design regulations for wireless facilities. The project is preferable due to its location and aesthetic and community character compatibility.

II. California Environmental Quality Act (CEQA)/Resource Protection Ordinance (RPO) Issues

A. CEQA

The project, as proposed, complies with the California Environmental Quality Act and State and County CEQA Guidelines because an Addendum dated June 13, 2008, to the previously adopted Negative Declaration dated April 26, 1996 prepared for the Major Use Permit Modification P96-001W[1] was prepared and is on file with the Department of Planning and Land Use as Environmental Review Number 96-19-001A (Attachment C).

B. RPO

1. Slope: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be place in open space easements by the RPO. There are steep slopes on the property; however, the project site is not located within the portion of the parcel with steep slopes. Therefore, the project is in conformance with Section 86.604(e) of the RPO.

2. Floodplain: The project is not located near any floodway/floodplain fringe area as defined in the Resource Protection Ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map.

III. Other Issues

A. No other issues have been identified.